

A001 Cut-Away View - New Bathroom



A001 3D View - New Bedroom

**Project Team:**

Architect:

Gary Todd Yeomans  
AR0017464  
1487 2nd Street  
Suite E  
Sarasota, FL 34236

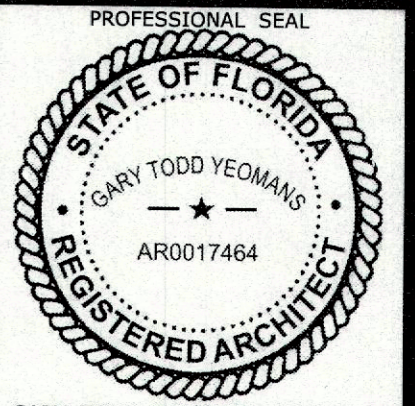
941.266.7686 cell  
www.todd-yeomans.com

Structural Engineer:

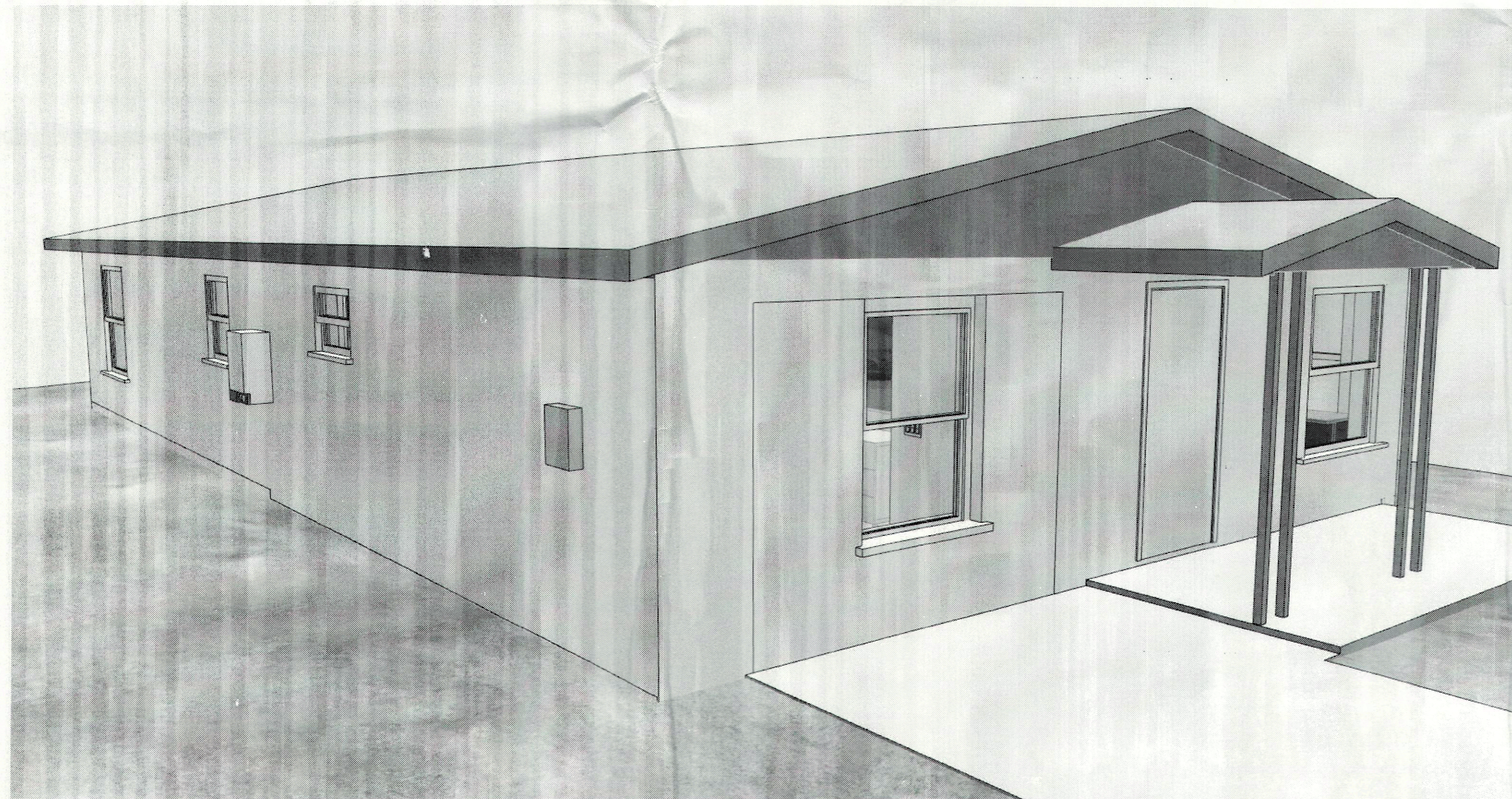
Snell Engineering Consultants, Inc.  
1517 State Street  
Suite 202  
Sarasota, FL 34236

Phone: 941.954.0681  
Fax: 941.256.3773

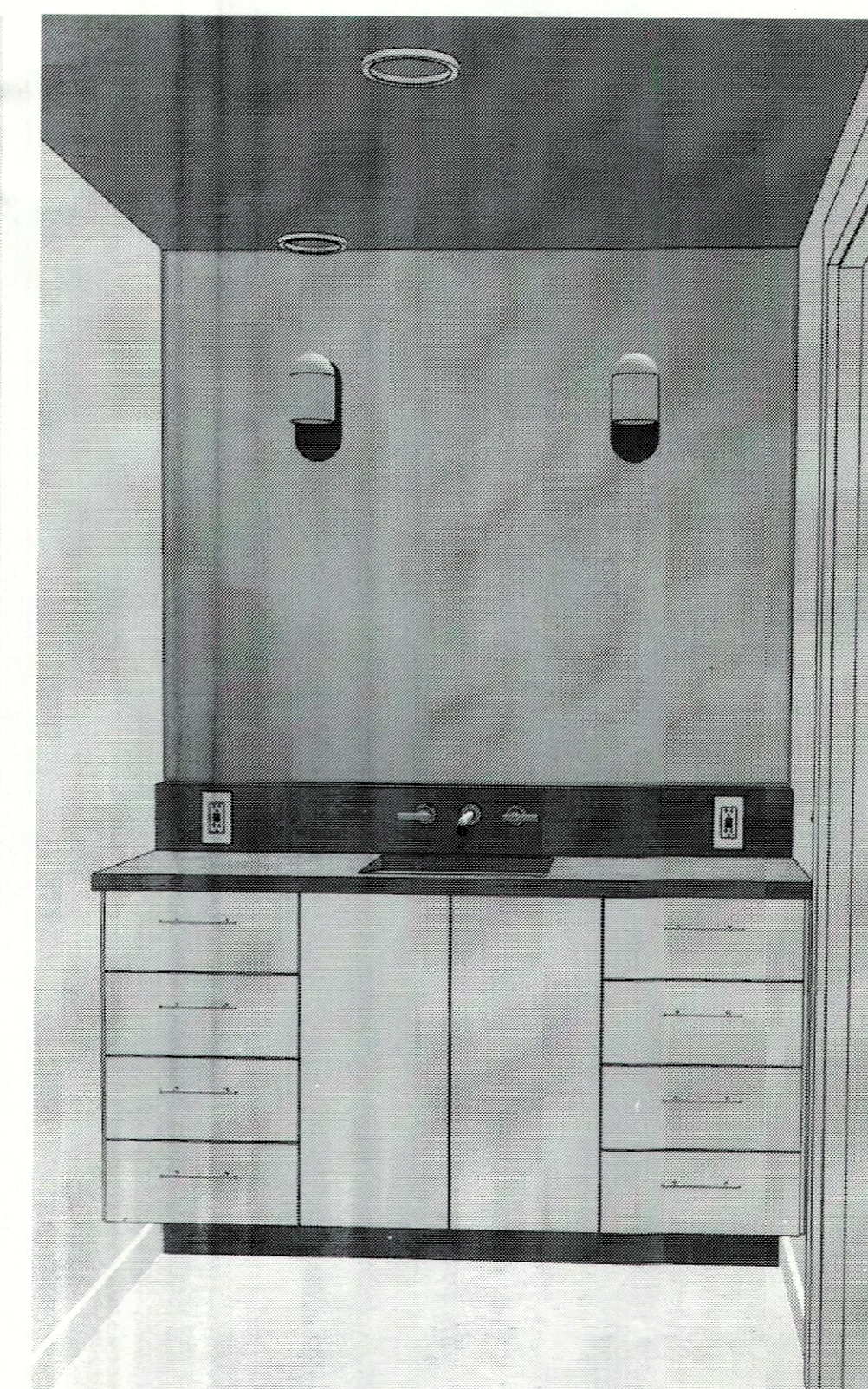
www.SnellEngineering.com



THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF ARCHITECT AND SHALL BE KEPT IN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.  
© COPYRIGHT 2022 YEOMANS WORK ARCHITECTURE, INC.

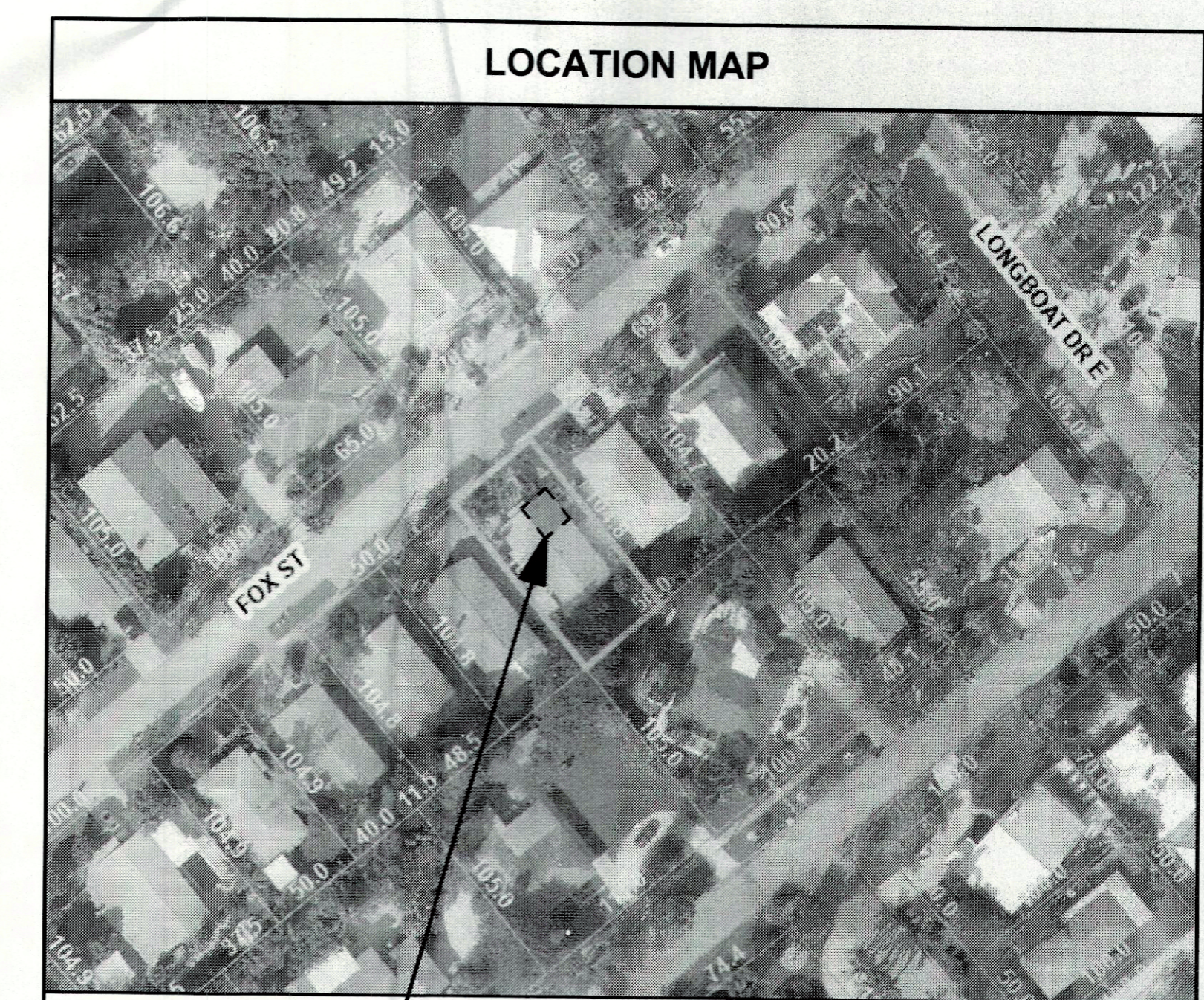


A001 3D View - Exterior



A001 3D View - New Vanity

**RENOVATION OF  
FLAHERTY RESIDENCE**



**PROJECT LOCATION**

BLDG PERMIT PLANS  
FILE COPY OF RECORD

**RECEIVED**  
OCT 19 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

CONSTRUCTION DOCUMENTS OF 730 FOX ST. FOR

**FLAHERTY**

PID: #Site ID  
730 FOX ST.

**YEOMANS WORK  
architecture inc.**

1487 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941.266.7686

Cover Sheet and Site Plan  
**A001**

5/3/2022

**Project Information:**

1) SITE LOCATION:	730 Fox St. Longboat Key, FL 34228-1020	
2) PARCEL ID:	7793400008	
3) PARCEL LEGAL DESCRIPTION:	LOT 4, BLOCK 18, OF "REVISED LONG BEACH"	
4) CODE REFERENCES:	Florida Building Code 2020 - 7th Edition	
5) ZONING:	LBK_R-6SF - RESIDENTIAL, SINGLE FAMILY	
6) OCCUPANCY:	Residential Group R-3	
7) CONSTRUCTION TYPE:	Type V	
8) AUTOMATIC FIRE SPRINKLER SYSTEM:	Not Provided	
9) FEMA:	FLOOD ZONE = AE9	
10) A/C Space:	Gross Area:	1232.76 s.f.
	Ex. Air Conditioned Spaces:	985.65 s.f.
	Ex. Non-Conditioned Spaces:	247.11 s.f.
	Proposed New A/C area:	280.46 s.f.
	Proposed New Non-A/C'd area (includes smaller Garage):	0 s.f.
11) Area of Work:	Reconfigured Spaces:	
	Garage:	280.46 s.f.
	<b>TOTAL AREA OF WORK</b>	<b>280.46 s.f.</b>
12) ALTERATION LEVEL:	Level 2 alterations (work area does not exceed 50 percent of the building area)	

**General Scope:**

- The Project consists of the following:
- Renovation to existing Garage of single family home, including renovation of partition wall that divides Garage and Kitchen and new finishes and decorative features as shown.
  - New LED lighting, switches and outlets, new plumbing and fixtures in the area of renovation; existing HVAC unit to remain; new on-demand water heater to be installed; existing breaker panel to be relocated and replaced as required.
  - New paint, new floor tile and misc. finishes as necessary.
  - Minor modification and addition to existing interior non-load bearing partitions as shown.
  - Removal & infill of existing garage door; see structural details, typ.
  - Installation of new impact-rated windows as shown; minor modification to exterior masonry wall as required to install new window; see structural details, typ.

**General Notes:**

All work to be carried out in strict accordance with governing codes, NFPA, the National Board of Fire Underwriters Code and the National Electrical Code, latest edition, including all revisions. All Permits, Licenses, Tests, and Certificates shall be procured and paid for by the General Contractor.

Contractor shall be responsible to fully acquaint himself with the drawings and specifications concerning other trades and sub-contracts and shall coordinate all subcontractors to insure proper sequencing of work and scheduling of trades to avoid conflict with his work.

The drawings are descriptive in nature and represent basic requirements necessary to properly construct the project. The Contractor shall inspect and verify the scope of work. Any additional work not specifically noted on the drawings but yet apparent to field inspection or necessary to satisfy applicable codes in order to obtain a certificate of occupancy shall be considered as part of this contract. The Contractor shall notify the Architect immediately of any discrepancies or omissions.

Before ordering material or starting any work, the Contractor shall in all cases verify measurements at the site or premises and check same against drawings. Any difference found shall be submitted to the Architect for resolution before proceeding with the work.

Prior to start of construction, Contractor shall conduct walk-through with Owner to review scope of work, extent of existing finishes and equipment to be removed and/or protected during construction. All fixtures and equipment not shown to be removed shall remain in service and protected during construction. Costs for repair and/or replacement and re-installation of any items damaged during construction will be paid by the Contractor.

Locate, mark, disconnect and cap all existing electrical lines, water and sewer lines to be abandoned below surface of existing floor or wall. Leave surfaces clean, solid and ready to receive new materials or connections.

During construction the Contractor shall protect interior areas not affected by construction from dust and debris. Upon completion of the work and before Final Inspection, all areas shall be cleaned of all debris.

Items, materials or equipment specified in the contract documents as furnished by owner and installed in the contract shall be unloaded, uncrated, assembled, installed and connected by the Contractor and shall be complete and placed in operation proceeding with the work.

Contractor to patch all walls, floors, ceilings, etc. affected by new construction or demolition. Materials, patches and finishes to match adjacent surfaces.

The Contractor shall provide shop drawings for items identified in the submittal schedule to the Architect for review and approval prior to ordering, fabrication and installation.

Gypsum Drywall to be in accordance with ASTM C 36/C 840 and GA-216, 1/2" thick, tapered edge in maximum lengths available to minimize end-to-end butt joints. Screws: ASTM C 646.

All product and material installations shall meet or exceed manufacturer's recommended standards and shall be effectively warranted to Owner.

Provide complete plumbing system as required by code. Connect to and reconfigure existing system as required to install new fixtures and re-install existing fixtures as per plan. Re-use and connect to existing plumbing vent stack roof penetrations to extent possible.

All materials, devices, and equipment used in this work shall be new and conform to the standards of the Underwriter's Laboratory and bear U.L. label where a standard has been established for item in question. All electric motors and components shall be "UL" approved.

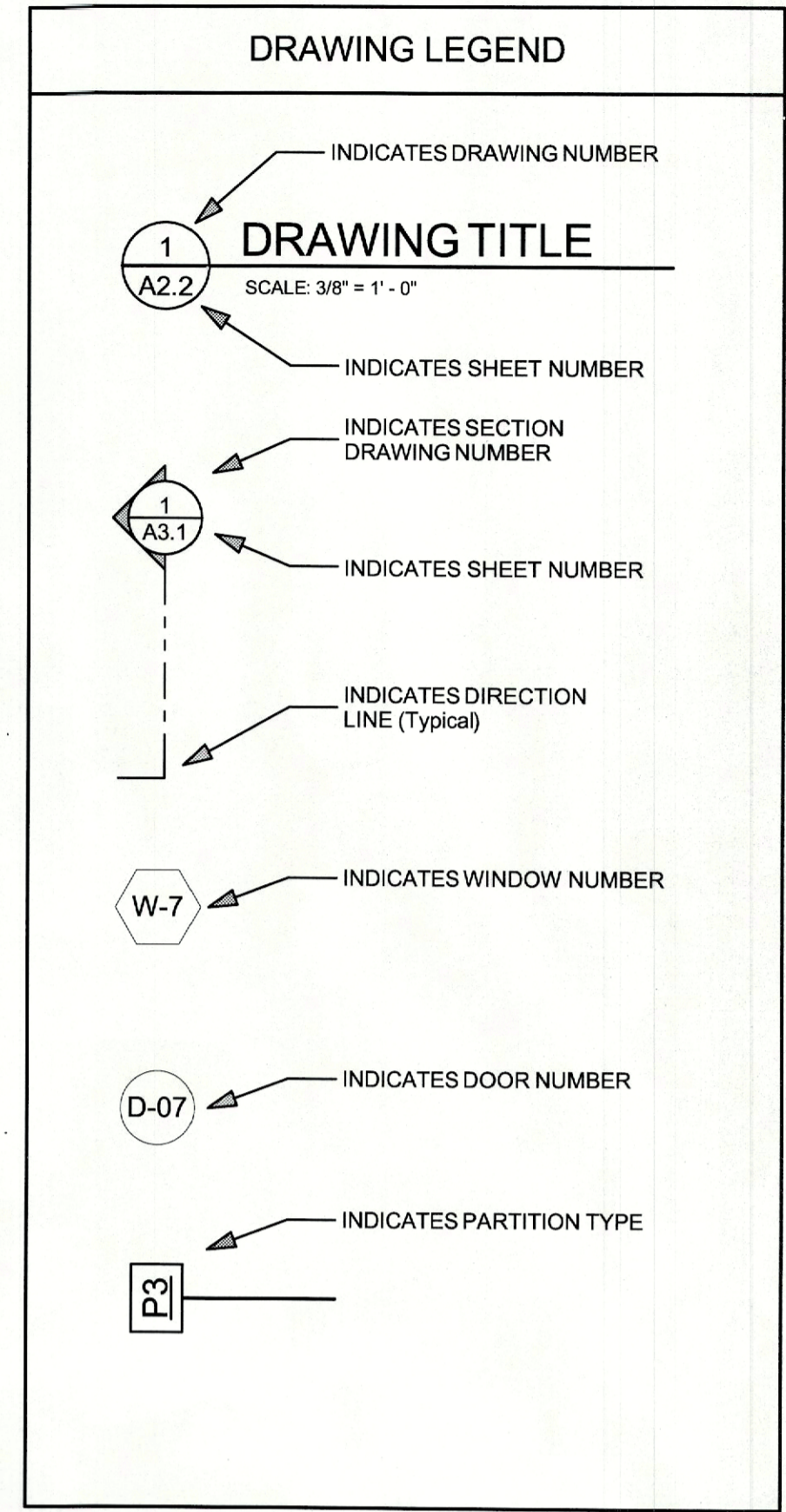
In case of discrepancy concerning quality and/or quantity within the documents, the Contractor shall include the better quality and/or the greater quantity unless otherwise determined in writing by the Architect. All product, material or finish substitutions for those specified are automatically rejected unless approved in writing by Architect prior to ordering and installation.

The Contractor shall be solely responsible for compliance with the labor laws of Florida and with all other applicable ordinances, codes, and legal requirements by state or local authorities as they may apply to the project.

All final connections to equipment that is furnished and set by others shall be made by Electrical Contractor. It is intended that work shall be complete in every respect and that any material or work not specifically mentioned or shown on drawings, but which is obviously necessary to fully complete the work shall be furnished by the Electrical Contractor.

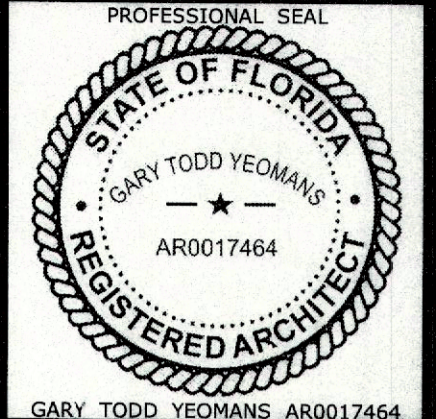
Contractor to notify Architect upon discovery of any damage to the existing structure due to water intrusion, insect, rot, etc. through the course of demolition and/or construction. Any repair activities shall be on a time and materials basis with approval of Architect and Owner.

Upon completion of the work and before Final Inspection, all areas shall be cleaned of all debris. Contractor shall guarantee equipment and workmanship to be free of defects for one year after Final Inspection. Any defects discovered during the one year period shall be repaired or replaced without cost to the Owner.



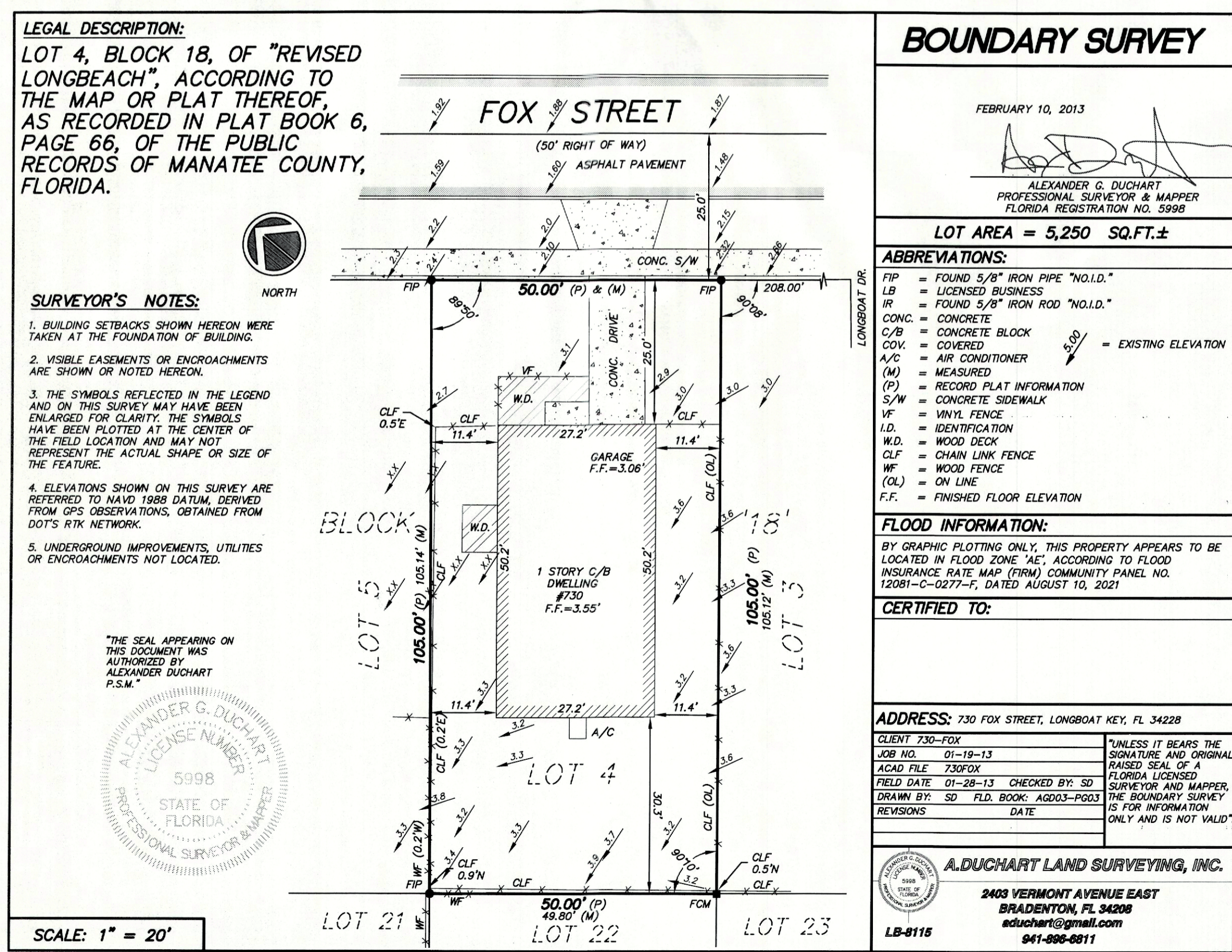
**Sheet Index**

Cover Sheet, Site Plans, Permit Requirements	
A001	Cover Sheet and Site Plan
A002	General Project Information
Plans	
A101	Existing Ground Floor Plan
A102	Demolition Ground Floor Plan
A103	Main Floor Plan
A104	Main Floor New - Enlarged
Elevations	
A201	Elevations
Sections	
A301	Sections
Interior Elevations	
A401	Interior Elevations
Details	
A501	Schedules
Electrical	
E001	Electrical Main Level Plan
Structural	
S001	Structural Notes and Details



CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN ON DRAWINGS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FROM THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF ARCHITECT AND SHALL BE RETURNED TO ARCHITECT UPON COMPLETION OF PROJECT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF ARCHITECT AND SHALL BE RETURNED TO ARCHITECT UPON COMPLETION OF PROJECT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

730fox TOPO-SURVEY



CONSTRUCTION DOCUMENTS OF 730 Fox St. FOR

**FLAHERTY**

**YEOMANS WORK**  
architecture inc.

1487 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941.266.7686

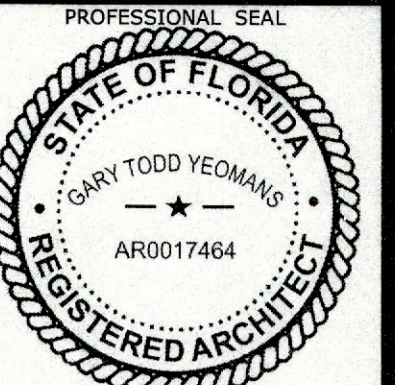
General Project Information  
**A002**

5/3/2022

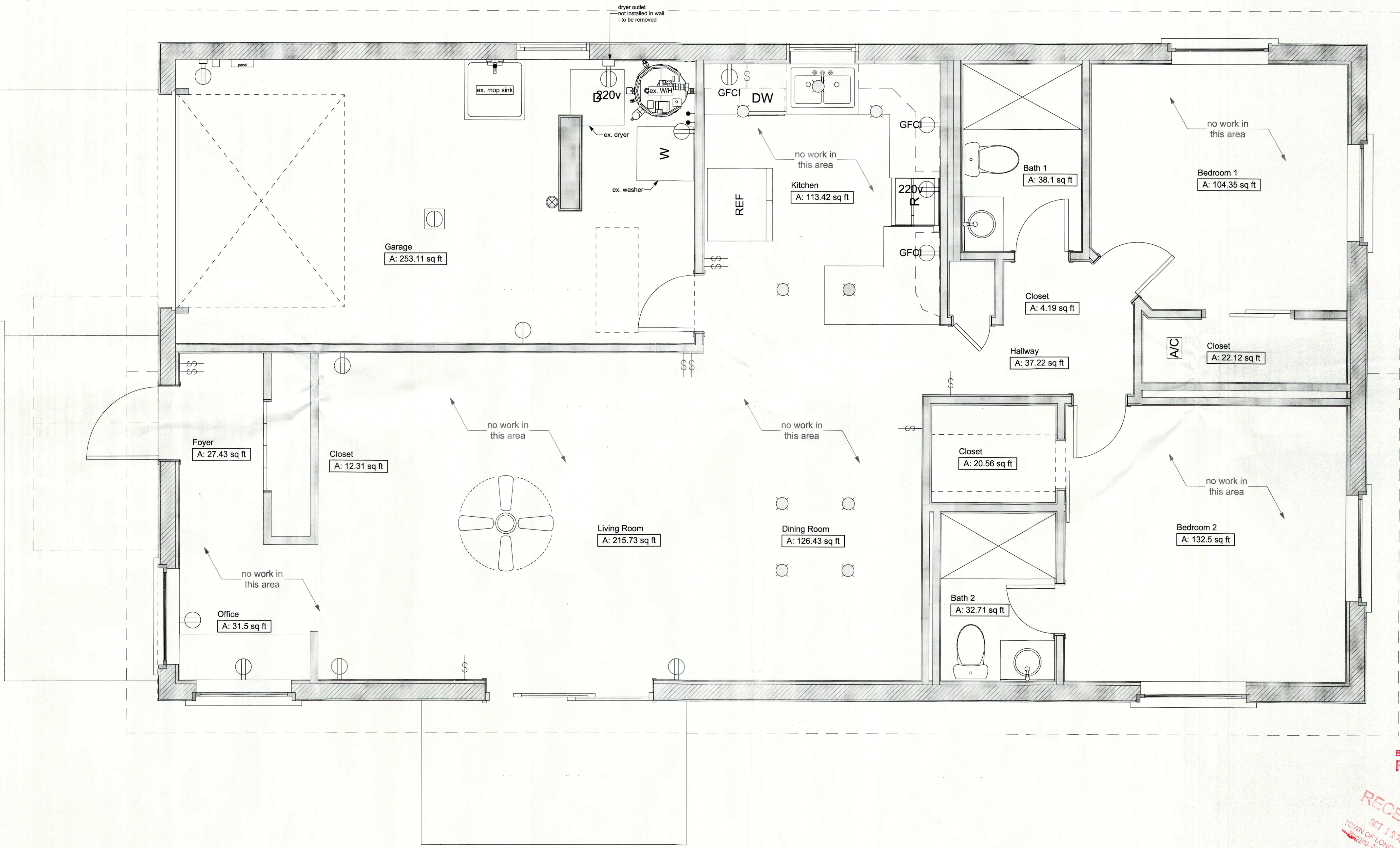
BLDG PERMIT PLANS  
FILE COPY OF RECORD

RECEIVED  
MAY 15 2022  
TOWN OF LONGBOAT KEY  
Planning & Zoning Services

FL 34228 Longboat Key



CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN FROM DRAWINGS, USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ARCHITECT AND ENGINEER IMMEDIATELY TO MAKE CHANGES AS REQUIRED. ARCHITECT AND ENGINEER RESERVE RIGHT TO MAKE CHANGES AS REQUIRED. THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF ARCHITECT AND SHALL BE RETURNED TO ARCHITECT UPON COMPLETION OF CONSTRUCTION. NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT PERMISSION IN WRITING FROM YEOMANS WORK ARCHITECTURE, INC. © COPYRIGHT 2022 YEOMANS WORK ARCHITECTURE, INC.



CONSTRUCTION DOCUMENTS OF 730 Fox St. FOR

**FLAHERTY**

PID: #Site ID  
730 Fox St.

**YEOMANS WORK**  
architecture inc.

1487 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941.266.7686

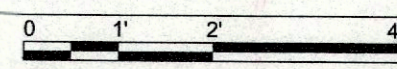
Existing Ground Floor  
Plan

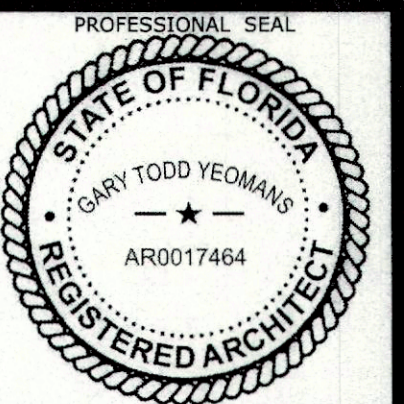
**A101**

5/3/2022

BLDG PERMIT PLANS  
FILE COPY OF RECORD

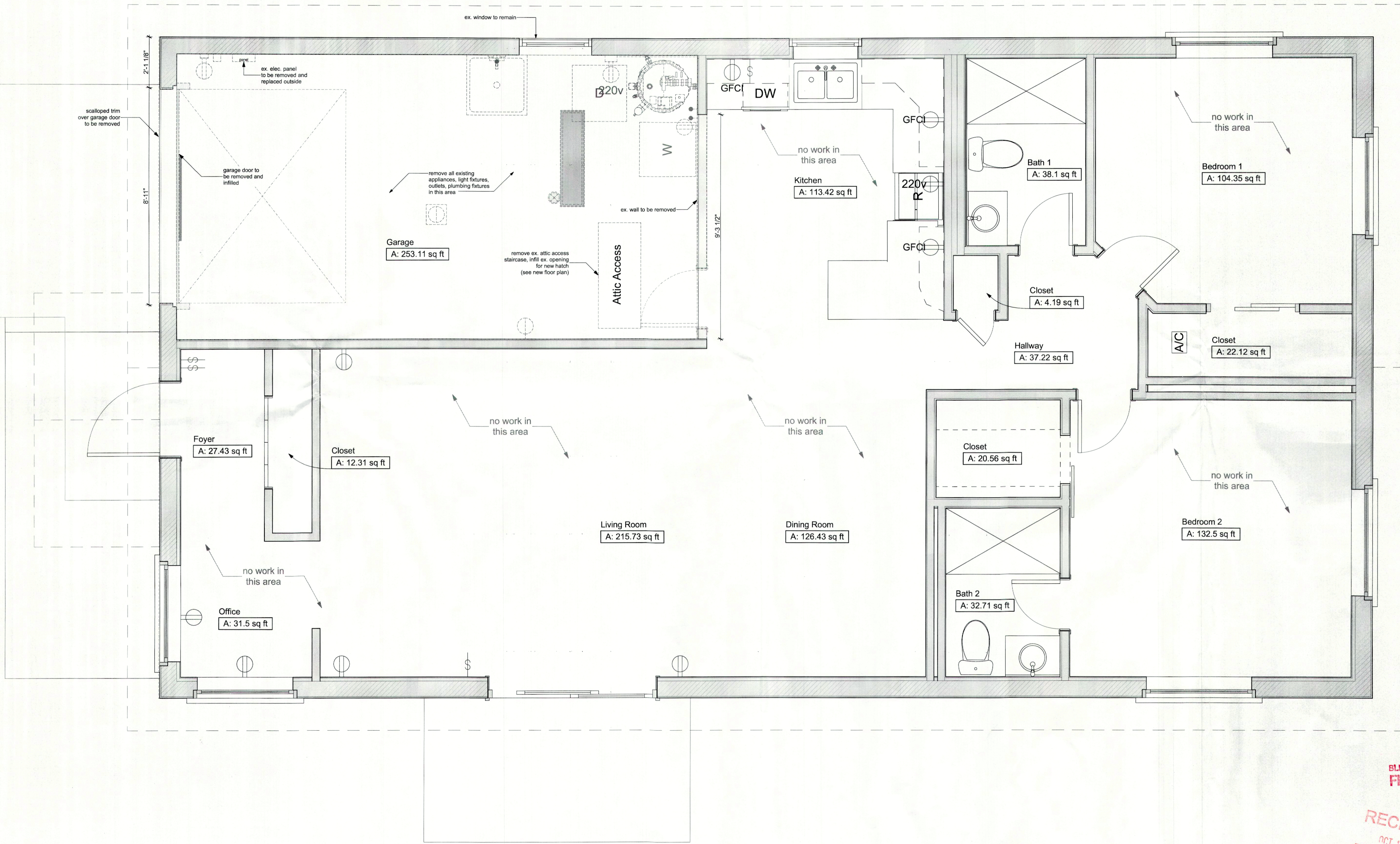
RECEIVED  
MAY 19 2022  
TOWN OF LONGBOAT  
Engineering & Surveying





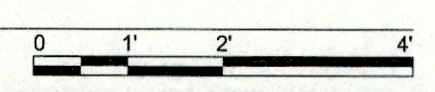
GARY TODD YEOMANS AR0017464

THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF ARCHITECT AND INCLUDE COPYRIGHT. © COPYRIGHT 2022, YEOMANS WORK ARCHITECTURE, INC.



1 Selective Demolition Plan  
SCALE: 1/2" = 1'-0"

BLDG PERMIT PLANS  
FILE COPY OF RECORD  
RECEIVED  
OCT 19 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building



CONSTRUCTION DOCUMENTS OF 730 Fox St. FOR

**FLAHERTY**

**YEOMANS WORK**  
architecture inc.

1487 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941-266-7686

Demolition Ground Floor Plan

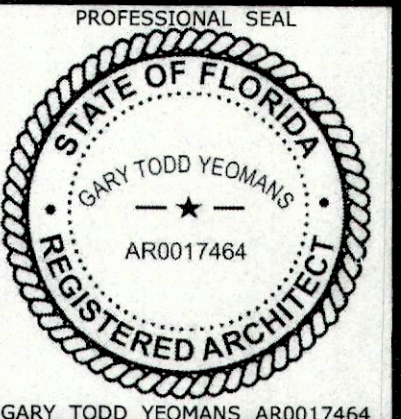
**A102**

5/3/2022

34228

FL

Longboat Key



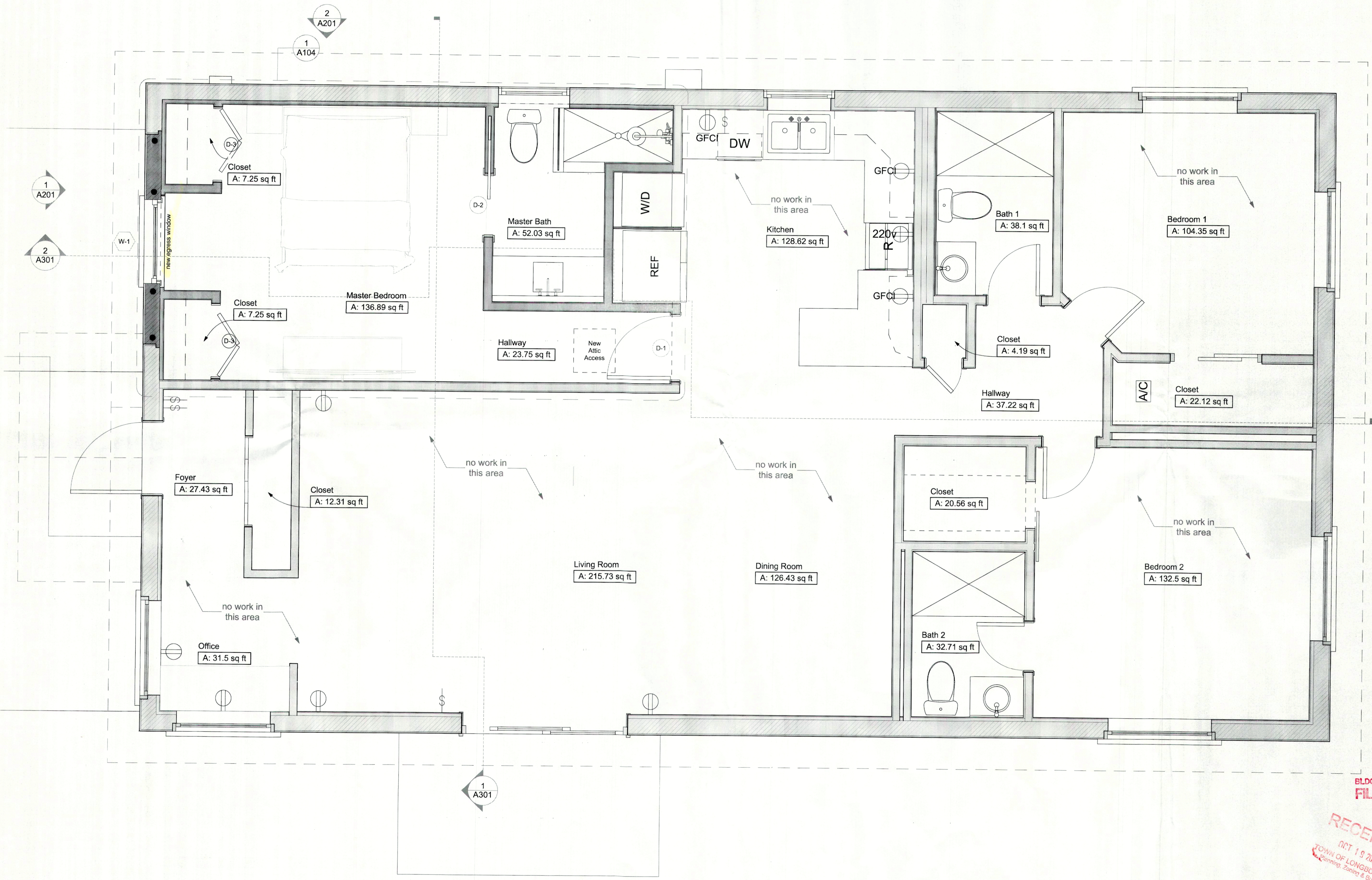
GARY TODD YEOMANS AR0017464

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS SHOW WORK FROM EXISTING CONDITIONS AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION NOT SHOWN OR OMISSIONS. THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF ARCHITECT AND ENGINEER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF YEOMANS WORK ARCHITECTURE, INC. © COPYRIGHT 2022 YEOMANS WORK ARCHITECTURE, INC.

CONSTRUCTION DOCUMENTS OF 730 Fox St. FOR  
**FLAHERTY**  
FL 34228  
Longboat Key  
PID: #Site ID  
730 Fox St.

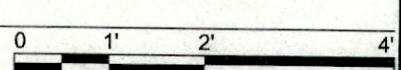
**YEOMANS WORK**  
architecture inc.  
1487 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941.266.7686

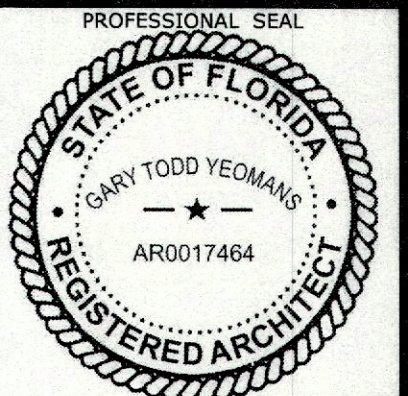
Main Floor Plan  
**A103**  
5/3/2022



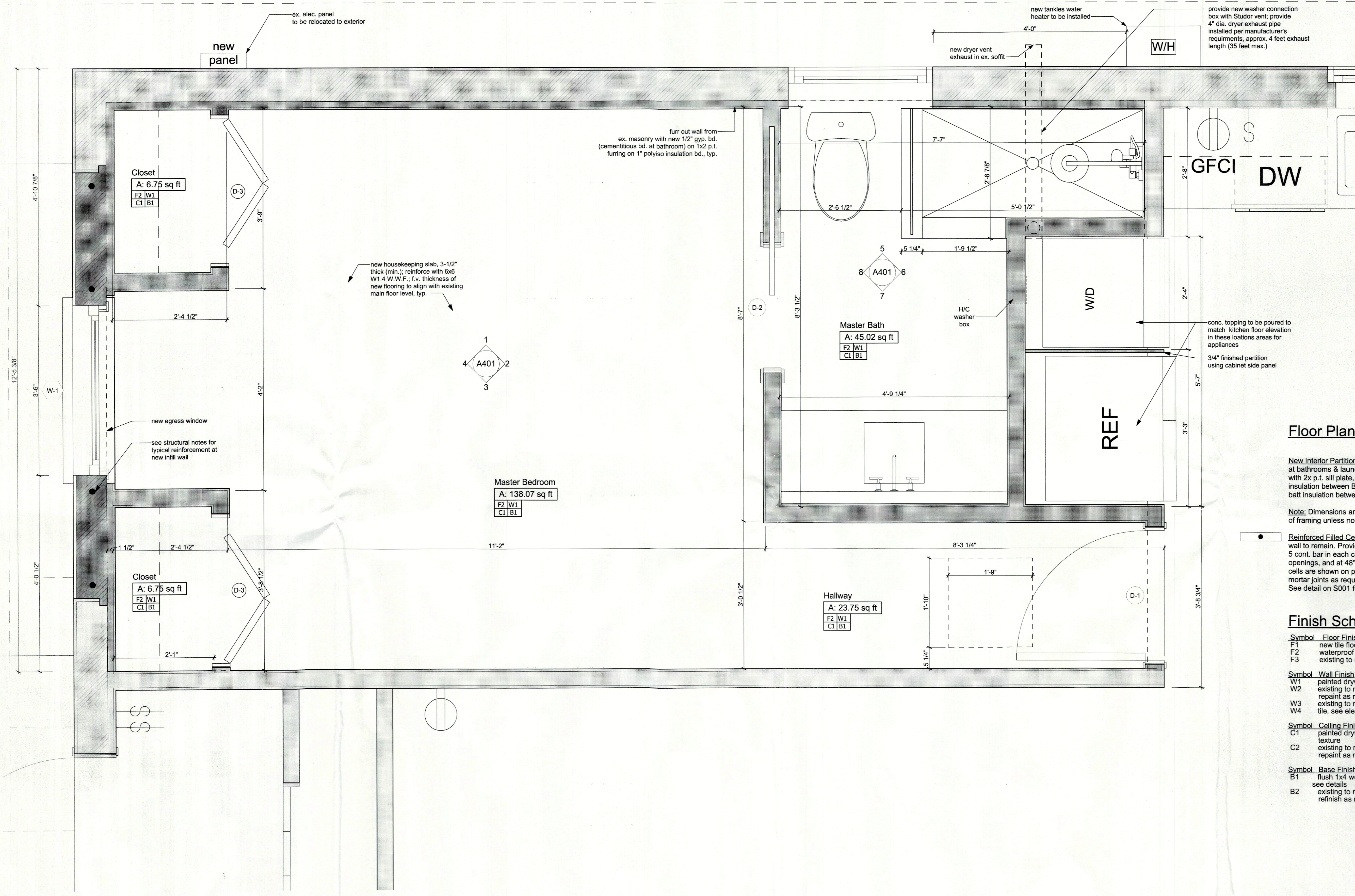
BLDG PERMIT PLAN  
FILE COPY OF PERMIT

RECEIVED  
MAY 19 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building





CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE BEGINNING WORK. THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN ARCHITECT OF RECORD FOR THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. INCLUDING COPYRIGHT.



**Floor Plan Notes:**

**New Interior Partition:** 1/2" gyp. bd. (moisture-resistant at bathrooms & laundry) on 2x4 studs at 16" o.c., max. with 2x p.t. sill plate, typ. provide acoustic batt insulation between Bathroom and Bedroom; provide batt insulation between Kitchen and Bedroom.

**Note:** Dimensions are shown to face of block or edge of framing unless noted otherwise.

**Reinforced Filled Cells:** Indicates an existing masonry wall to remain. Provide new reinforced filled cells w/1# 5 cont. bar in each cell at ends of walls, jambs of openings, and at 48" o.c., max. Locations of new filled cells are shown on plan. Retuck existing damaged mortar joints as required on each face of masonry wall. See detail on S001 for more information.

**Finish Schedule**

- |               |  |                    |
|---------------|--|--------------------|
| <b>Symbol</b> | <b>Floor Finish</b>  | <b>F2 W1 C1 B1</b> |
| F1            | new tile flooring  |                    |
| F2            | waterproof vinyl planks w/ vapor barrier                   |                    |
| F3            | existing to remain   |                    |
| <b>Symbol</b> | <b>Wall Finish</b>   |                    |
| W1            | painted drywall with light orange peel                     |                    |
| W2            | existing to remain; patch, repair and repaint as required  |                    |
| W3            | existing to remain   |                    |
| W4            | tile, see elevations                                       |                    |
| <b>Symbol</b> | <b>Ceiling Finish</b>                                      |                    |
| C1            | painted drywall with light orange peel texture             |                    |
| C2            | existing to remain; patch, repair and repaint as required  |                    |
| <b>Symbol</b> | <b>Base Finish</b>   |                    |
| B1            | flush 1x4 wood base, painted, see details                  |                    |
| B2            | existing to remain; patch, repair and refinish as required |                    |

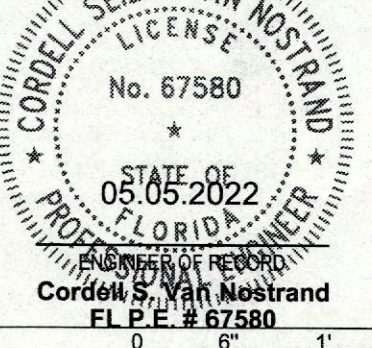
RECEIVED

OCT 19 2022

TOWN OF LONGBOAT KEY

Planning, Zoning & Building

STRUCTURAL ONLY. GC TO FIELD VERIFY ALL DIMENSIONS.



BLDG. PERMIT PLANS FILE COPY OF RECORD

CONSTRUCTION DOCUMENTS OF 730 FOX ST. FOR

FLAHERTY

YEOMANS WORK

architecture inc.

PID: #Site ID 730 FOX ST.

FL 34228

Longboat Key

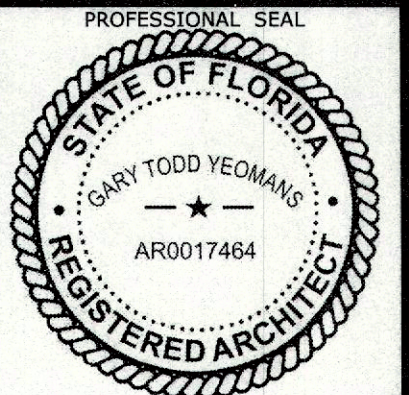
© COPYRIGHT 2022 YEOMANS WORK ARCHITECTURE, INC.

1 A104 New Floor Plan - Enlarged

SCALE: 1" = 1'-0"

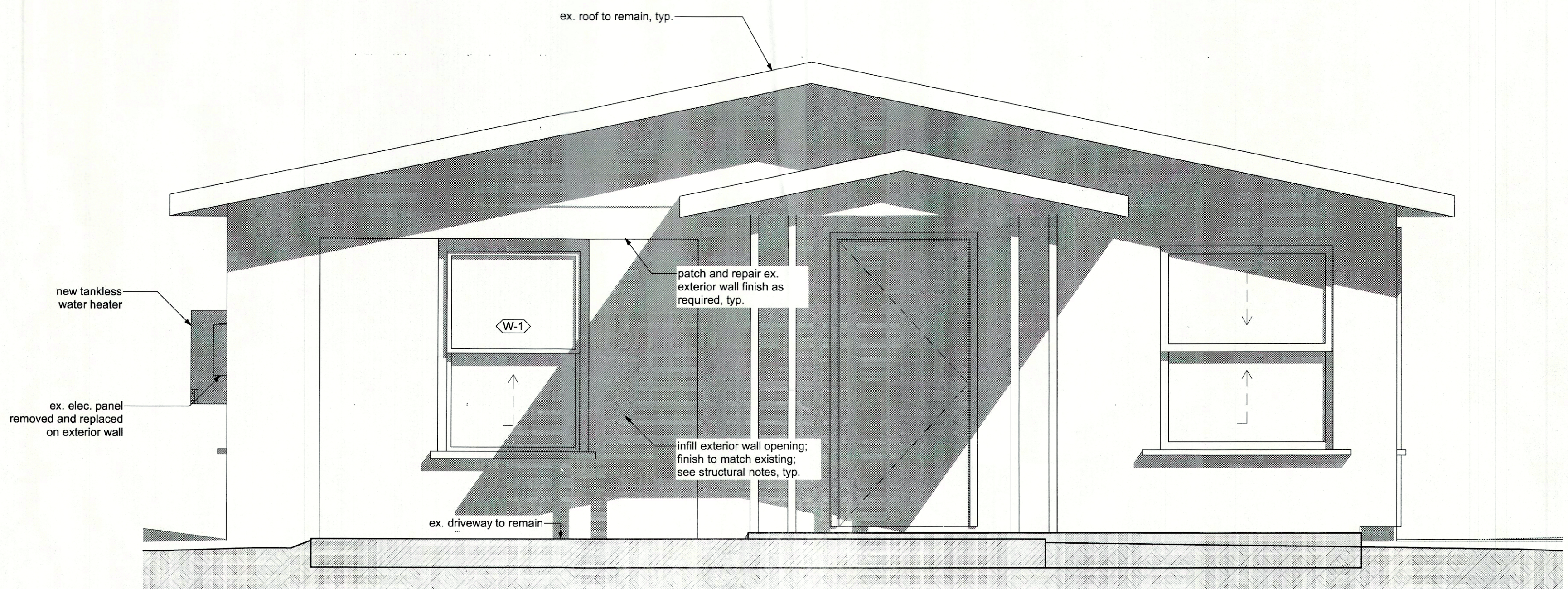
Main Floor New - Enlarged A104

5/3/2022

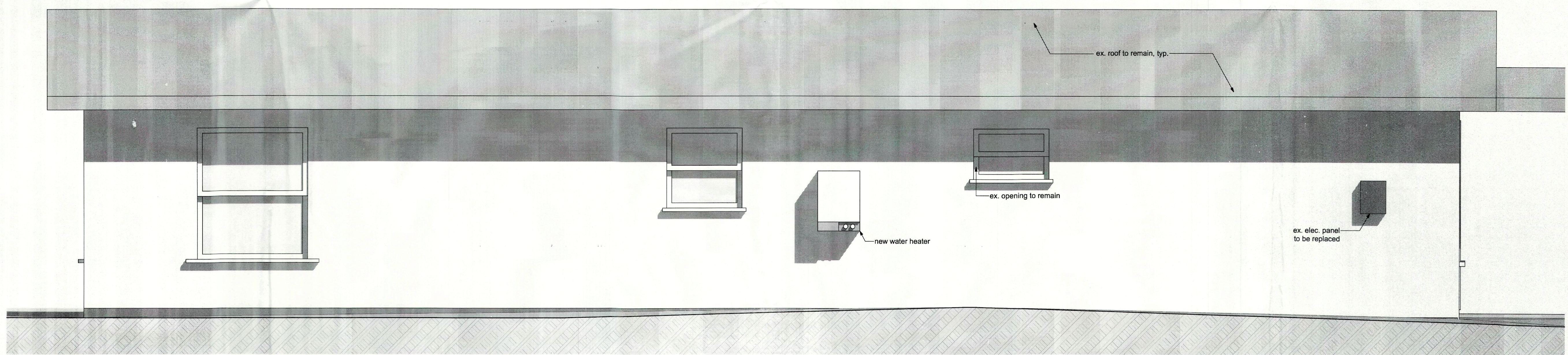
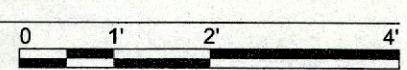


GARY TODD YEOMANS AR0017464

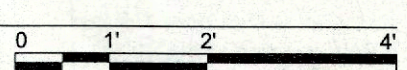
CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE CONSTRUCTION. ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION. THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN ARCHITECTURAL SERVICE. ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION. INCLUDING COPYRIGHT. © COPYRIGHT 2022 YEOMANS WORK ARCHITECTURE, INC.



1 North East Elevation  
A201 SCALE: 1/2" = 1'-0"



2 South East Elevation  
A201 SCALE: 1/2" = 1'-0"



RECEIVED  
OCT 19 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

BLDG. PERMIT PLANS  
FILE COPY OF RECORD

CONSTRUCTION DOCUMENTS OF 730 Fox St. FOR

FLAHERTY

PID: #Site ID  
730 Fox St.

Longboat Key

FL 34228

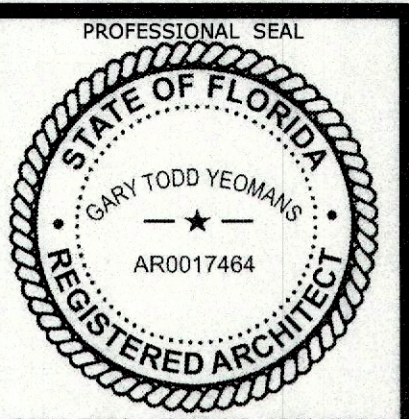
YEOMANS WORK  
architecture inc.

1487 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941.266.7686

Elevations

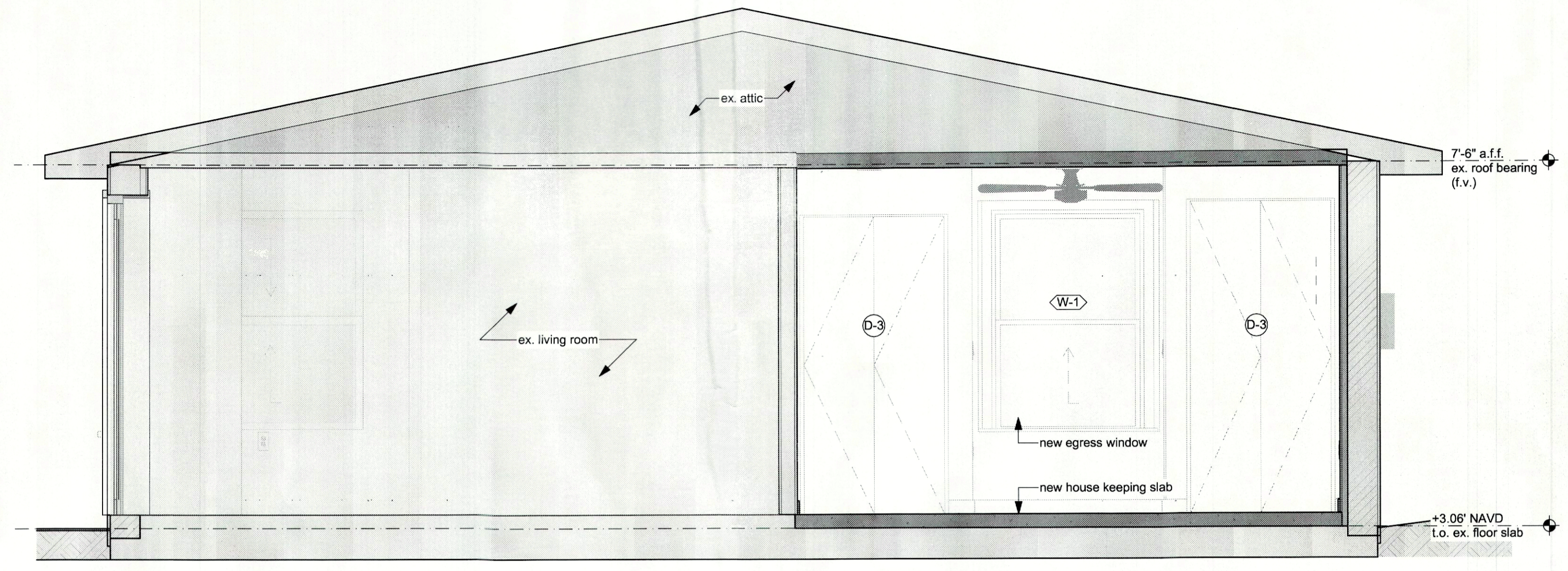
A201

5/3/2022

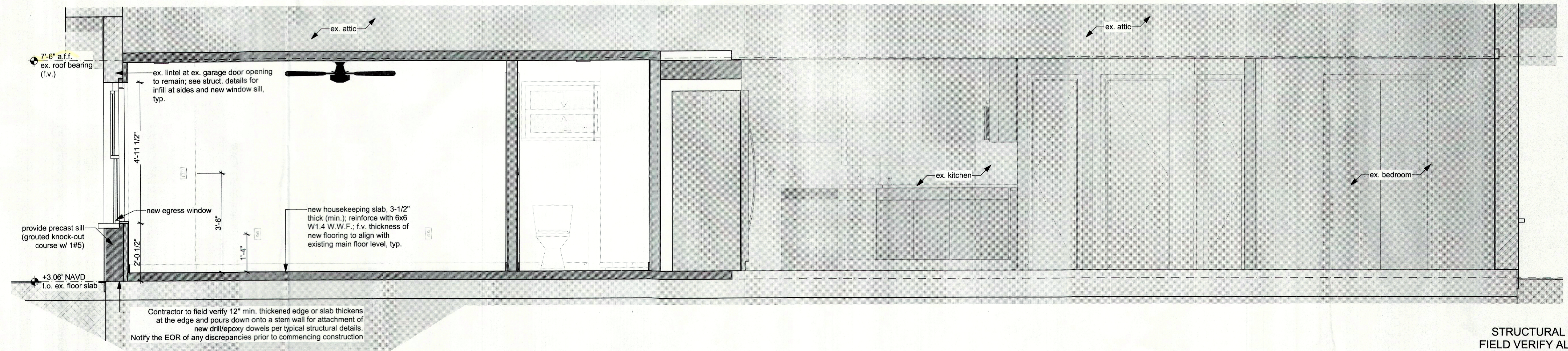
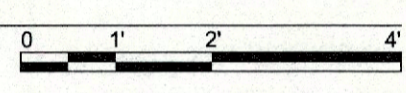


GARY TODD YEOMANS AR0017464

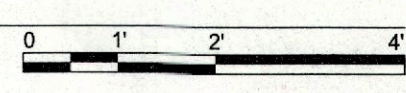
CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND FIELD CONDITIONS IN THE FIELD. THIS DOCUMENT IS A PERMIT PLAN AND NOT A CONSTRUCTION DOCUMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION CONDITIONS OR CONDITIONS NOT SHOWN ON THESE DOCUMENTS. THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN ARCHITECTURAL CONSULTANT. YEOMANS WORK ARCHITECTURE, INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. © COPYRIGHT 2022 YEOMANS WORK ARCHITECTURE, INC.



1 Building Section  
A301 SCALE: 1/2" = 1'-0"



2 Building Section  
A301 SCALE: 1/2" = 1'-0"



STRUCTURAL ONLY. GC TO FIELD VERIFY ALL DIMENSIONS.

RECEIVED  
OCT 19 2022  
LONGBOAT KEY  
941.266.7686

SEILER VAN NOSTRAND  
No. 67580  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
06/05/2022

ENGINEER OF RECORD  
Cordell S. Van Nostrand  
FL P.E. # 67580

BLDG PERMIT PLANS  
FILE COPY OF RECORD

CONSTRUCTION DOCUMENTS OF 730 FOX ST. FOR

FLAHERTY

PID: #Site ID  
730 FOX ST.

YEOMANS WORK  
architecture inc.

1487 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941.266.7686

Sections

A301

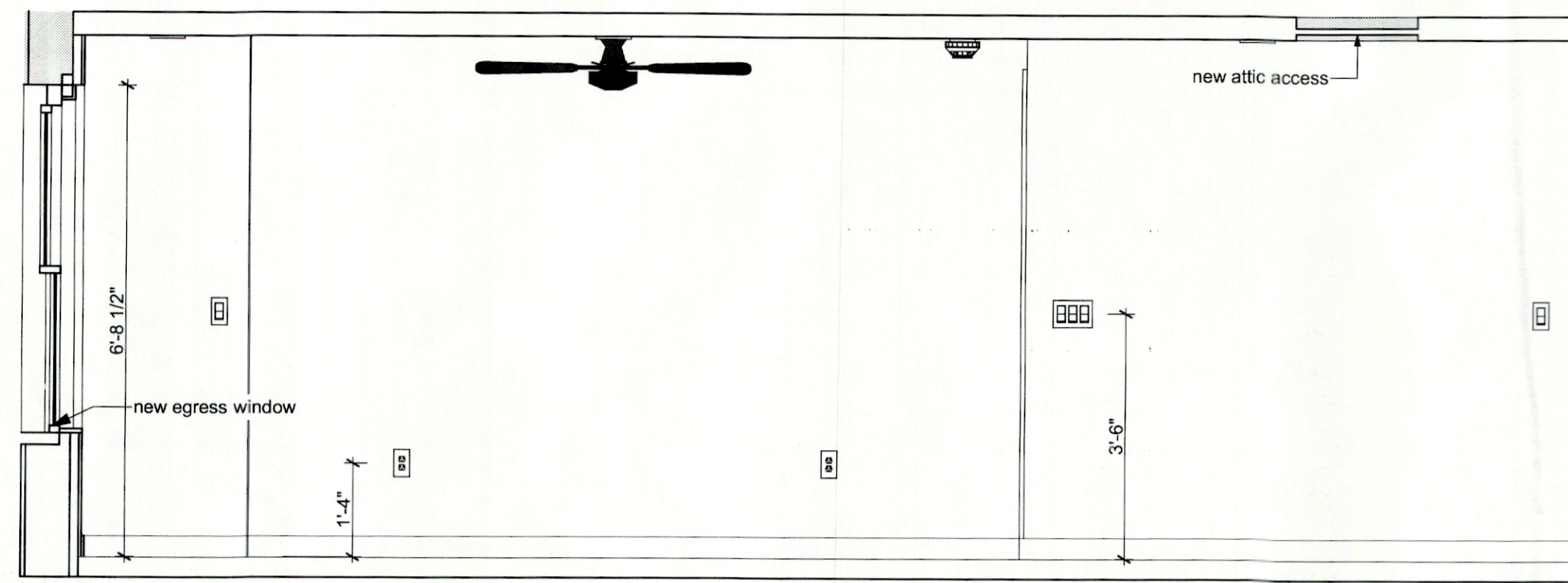
5/3/2022

34228

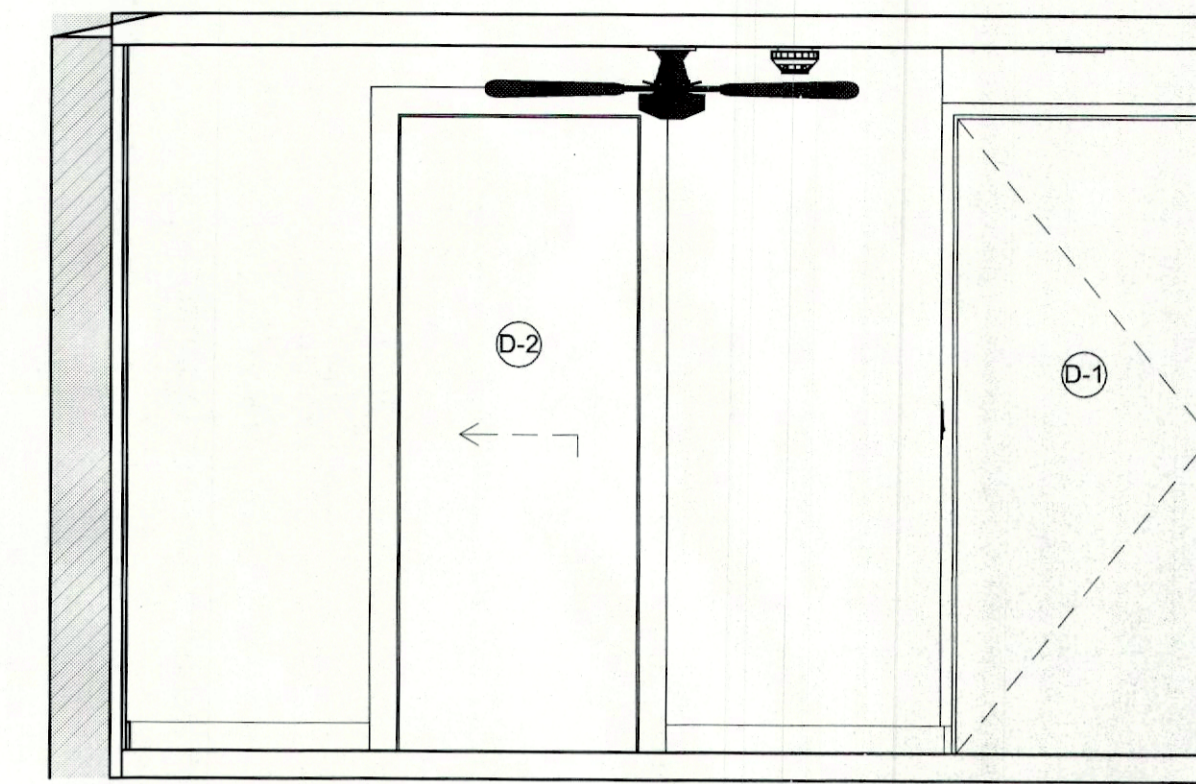
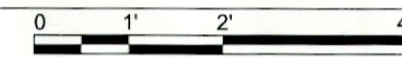
FL

Longboat Key

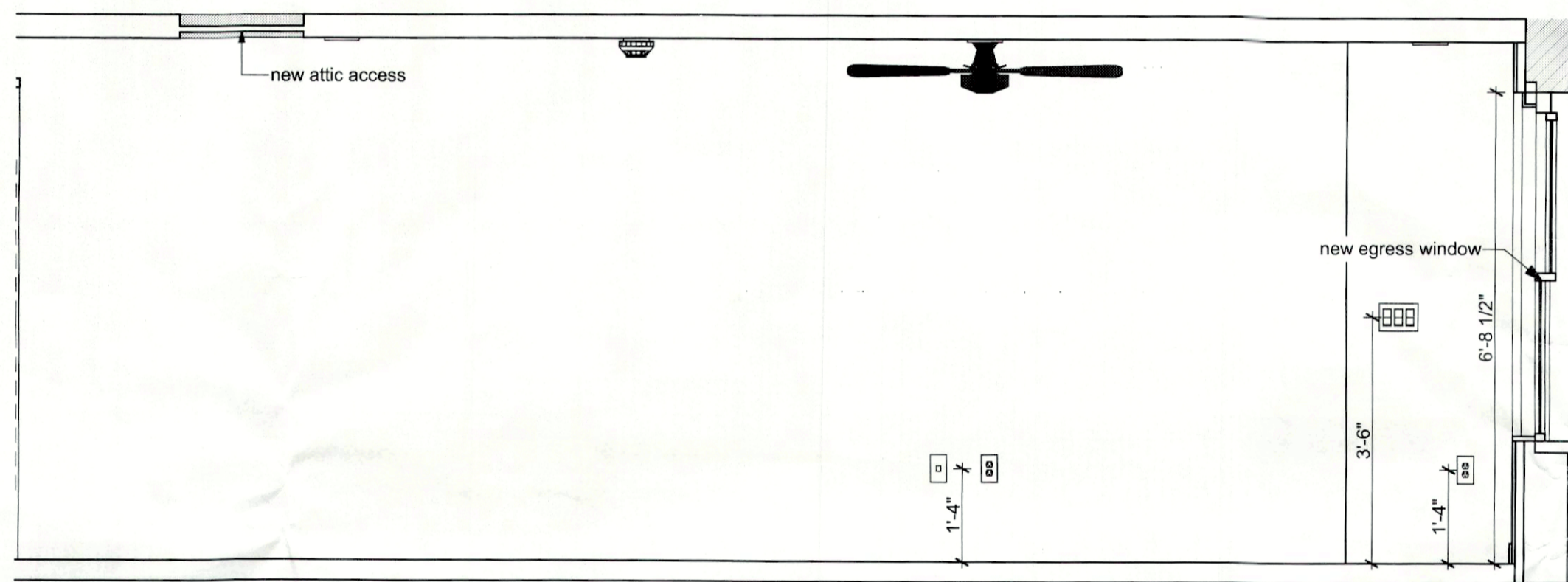
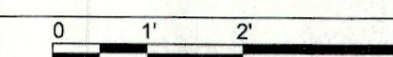




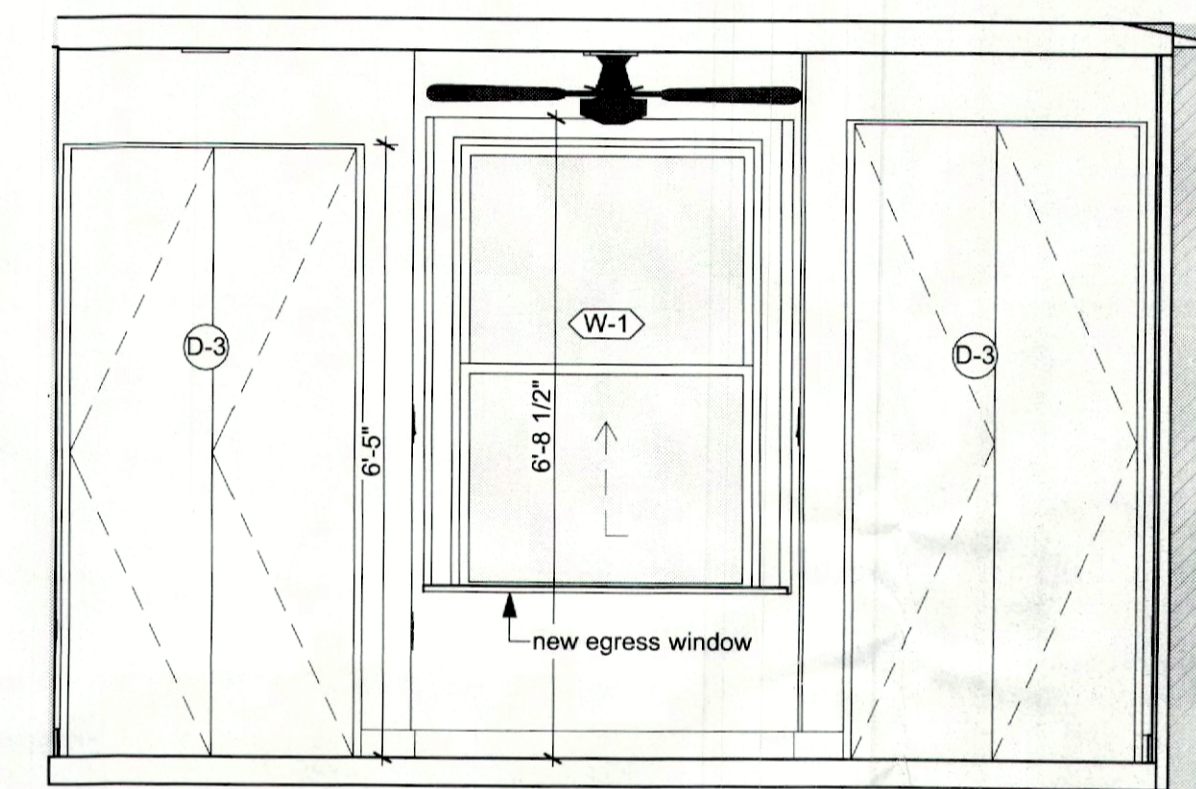
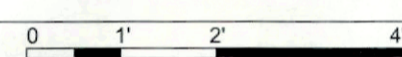
1 North Master Bedroom  
A401 SCALE: 1/2" = 1'-0"



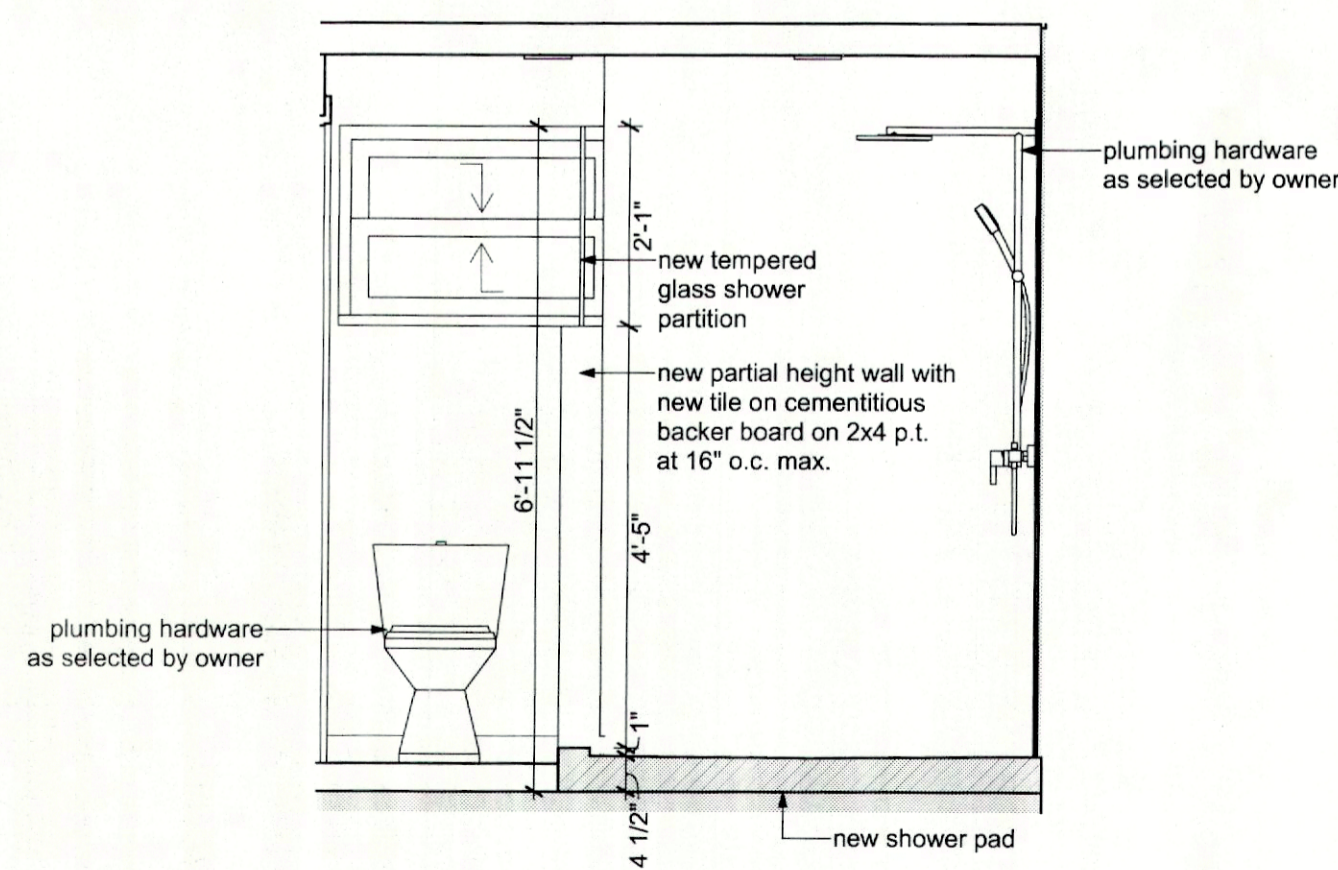
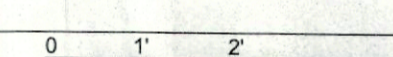
2 East Master Bedroom  
A401 SCALE: 1/2" = 1'-0"



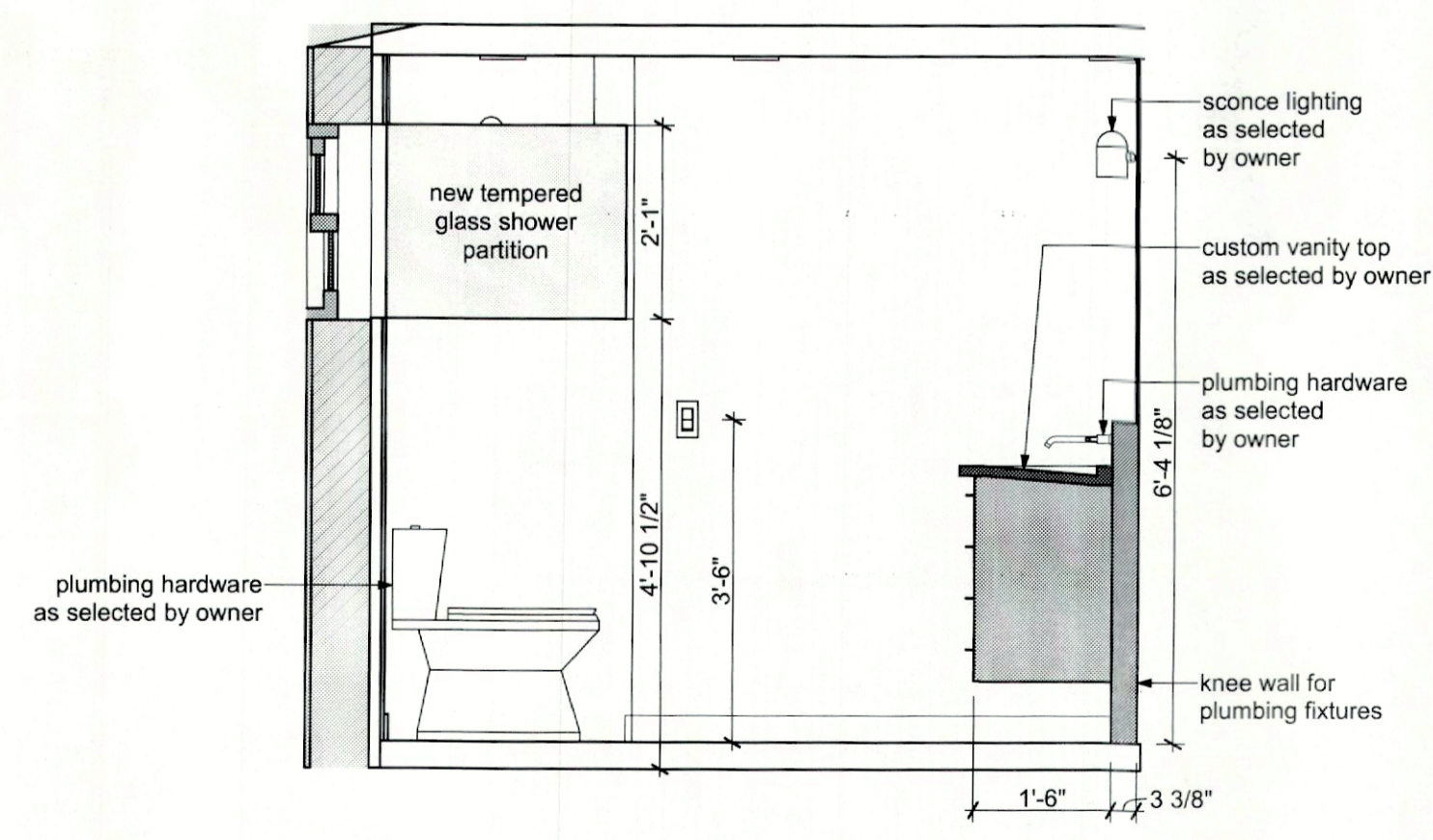
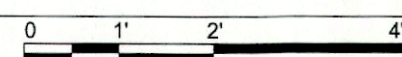
3 South Master Bedroom  
A401 SCALE: 1/2" = 1'-0"



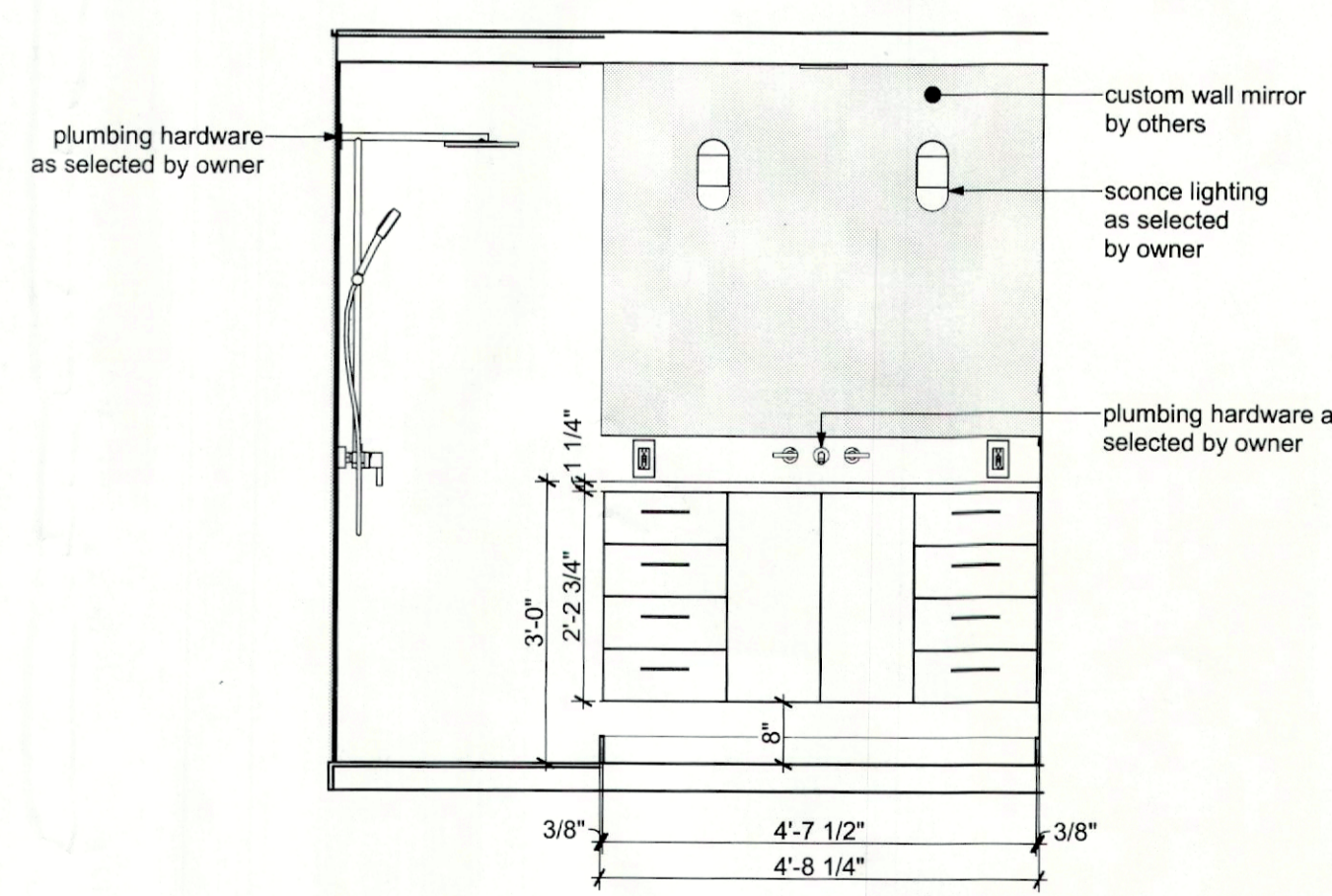
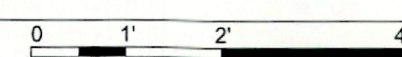
4 West Master Bedroom  
A401 SCALE: 1/2" = 1'-0"



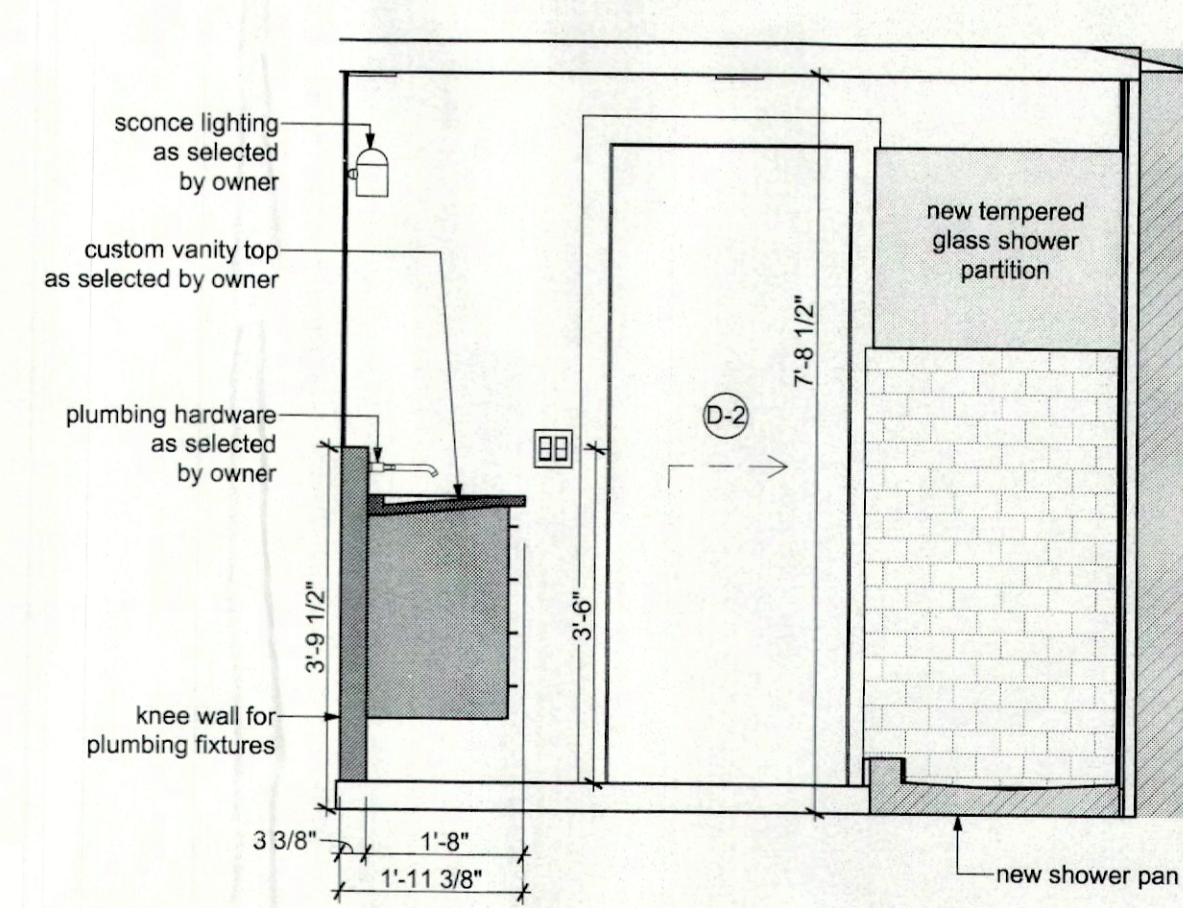
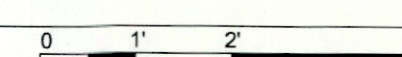
5 North Master Bath  
A401 SCALE: 1/2" = 1'-0"



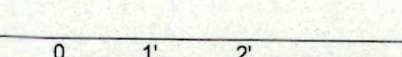
6 East Master Bath  
A401 SCALE: 1/2" = 1'-0"



7 South Master Bath  
A401 SCALE: 1/2" = 1'-0"

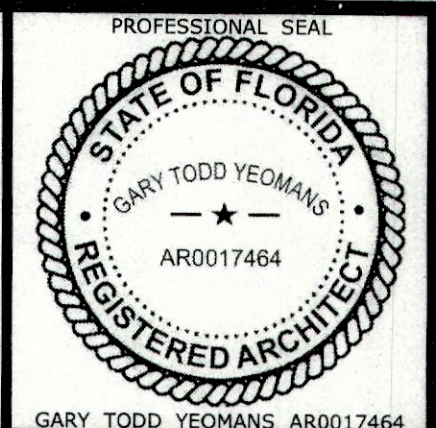


8 West Master Bath  
A401 SCALE: 1/2" = 1'-0"



BLDG. PERMIT PLANS  
FILE COPY OF RECORD

RECEIVED  
OCT 19 2022  
TOWN OF LONGBOAT KEY  
Community Planning & Building



GARY TODD YEOMANS AR0017464  
CONTRACTOR TO VERIFY ALL MATERIALS, FINISHES, AND METHODS WITH PERMITS. THESE ARE NOT CLEARLY SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN, THE CONTRACTOR SHALL USE COMMON SENSE AND FOLLOW THE GENERAL NOTES FROM THESE DRAWINGS. USE ONLY THE MATERIALS AND METHODS SPECIFIED IN THESE DRAWINGS. THE ARCHITECT AND FINANCIAL OFFICERS OF THE ARCHITECT FIRM ARE NOT RESPONSIBLE FOR ANY WORK NOT SHOWN OR CONDITIONS NOT SHOWN. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION NOT SHOWN OR CONDITIONS NOT SHOWN. THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN INSTRUMENT OF SERVICE SHALL REMAIN THE PROPERTY OF ARCHITECT AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.  
© COPYRIGHT 2022 YEOMANS WORK ARCHITECTURE, INC.

CONSTRUCTION DOCUMENTS OF 730 Fox St. FOR

FLAHERTY

PID: #Site ID  
730 Fox St.

34228

FL

Longboat Key

YEOMANS WORK  
architecture inc.

1487 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941.266.7686

Interior Elevations

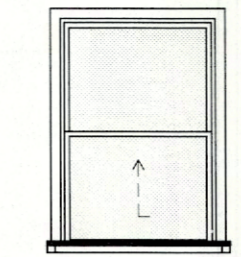
A401

5/3/2022

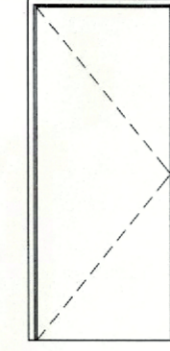
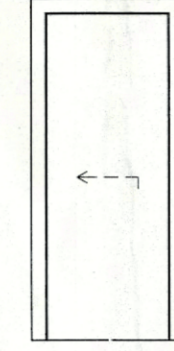
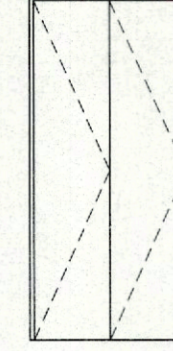
Window & Door Schedule

Qty	Label	Unit Dimensions	Wallhole Dimensions	Manufacturer	Product Description	Frame Material	Hardware Set	Hinge Type	Laminated	Impact Rated	FL Product Number	Design Pressure Provided	Design Pressure Required	Note
<b>Main Level</b>														
1	D-1	2'-9 1/2"×6'-8 3/4"	2'-10"×6'-9"	TBD	<Undefined>	<Undefined>	Privacy	---	<input type="checkbox"/>	---	<Undefined>	<Undefined>	---	
1	D-2	2'-7 1/2"×6'-8 3/4"	2'-8 1/2"×6'-9 1/4"	TBD	<Undefined>	<Undefined>	Privacy	---	<input type="checkbox"/>	---	<Undefined>	<Undefined>	---	
1	D-3	3'-1 1/2"×6'-4 3/4"	3'-2"×6'-5"	TBD	<Undefined>	<Undefined>	Passage	---	<input type="checkbox"/>	---	<Undefined>	<Undefined>	---	
1	D-3	3'-1 1/2"×6'-8 1/4"	3'-2"×6'-8 1/2"	TBD	<Undefined>	<Undefined>	Passage	---	<input type="checkbox"/>	---	<Undefined>	<Undefined>	---	
1	W-1	3'-4"×4'-11 1/2"	3'-6"×5'-1 1/2"	CGI	Sentinel 110 Flanged Frame	Aluminum	N/A	---	<input checked="" type="checkbox"/>	---	FL9064-R10	+80 / -109.9	+35.7 / -38.7	Egress Opening
5														

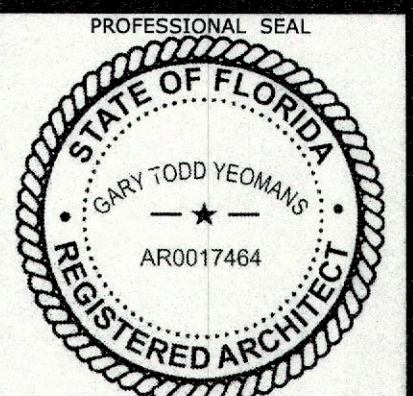
Window Types

Type	Single Hung
View	
Dimensions	3'-4"×4'-11 1/2"
Note	Egress Opening

Door Types

Door Type	D-1 Flush	D-2 Flush	D-3 Flush
View			

1 Window & Door Schedule  
A501



CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE BEGINNING WORK. THIS DOCUMENT IS THE PROPERTY OF YEOMANS WORK ARCHITECTURE, INC. AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.

THIS DOCUMENT PREPARED BY YEOMANS WORK ARCHITECTURE, INC. AS AN ARCHITECT OF RECORD FOR THE PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.

© COPYRIGHT 2022 YEOMANS WORK ARCHITECTURE, INC.

CONSTRUCTION DOCUMENTS OF 730 Fox St. FOR

FLAHERTY

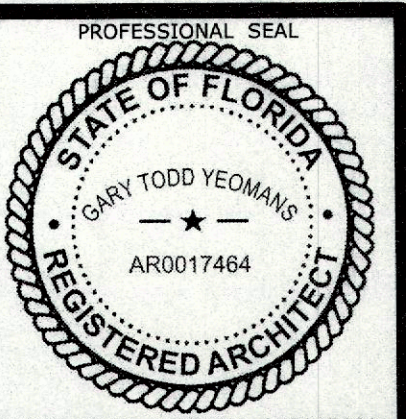
**YEOMANS WORK**  
architecture inc.  
1487, 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941.266.7686

Schedules  
**A501**  
5/3/2022

BLDG. PERMIT PLANS  
FILE COPY OF RECORD

RECEIVED  
OCT 13 2022  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

34228 FL Longboat Key



CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND FIELD CONDITIONS BEFORE BEGINNING WORK. THIS DOCUMENT IS THE PROPERTY OF YEOMANS WORK ARCHITECTURE, INC. AND SHALL REMAIN THE PROPERTY OF YEOMANS WORK ARCHITECTURE, INC. UNLESS OTHERWISE SPECIFIED. ANY REVISIONS TO THIS DOCUMENT SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A REVISION TABLE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONSTRUCTION DOCUMENTS OF 730 Fox St. FOR  
**FLAHERTY**  
PID: #Site ID  
730 Fox St.  
FL  
34228  
Longboat Key

**YEOMANS WORK**  
architecture inc.  
1487 2nd STREET, SUITE E SARASOTA FLORIDA 34236  
941.266.7686

Electrical Main Level  
Plan  
**E001**  
5/3/2022

**GENERAL ELECTRICAL NOTES:**

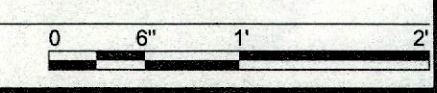
1. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials in proper relation with adjacent construction and with uniform appearance for exposed work. Coordinate with work of other sections. Comply with applicable regulations and code requirements. Provide proper clearances for servicing.
2. Maintain indicated fire ratings of walls, partitions, ceilings and floors at penetrations. Seal with firestopping to maintain fire rating.
3. Clearly label and tag all components.
4. Test and balance all systems for proper operation.
5. Restore damaged finishes. Clean and protect work from damage.
6. Instruct Owner's personnel in proper operation of systems.
7. LISTED & LABELED EQUIPMENT: All listed and labeled equipment shall be installed and used in accordance with any instructions in the listing or labeling; Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
8. EXISTING FIXTURES: Repair and replace all existing outlets and switches with new Decora-style devices; provide general rewiring as required to accommodate ceiling, wall removals and relocations, typ. Remove and terminate all abandoned circuits and fixtures as required by code.
9. Electrician to provide riser diagram, including size and type of service entrance conductors for review prior to installation. Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
10. All electrical devices to be installed above the Base Flood elevation.
11. Smoke detectors to be smoke and carbon detectors in accordance with 2020 FBC-R Sections 314 and 315.
12. Provide tamper-resistant receptacles in all locations per 2017 NEC Section 406.12
13. A minimum of 75% of the lamps shown are permanently installed per FBC.
14. Lighting fixtures shall contain only high efficacy lamps per 2020 FBC Energy Conservation section R404.1
15. Low-voltage lighting: Provide lighting plan for review prior to installation of any low-voltage lighting, typ.
16. Conduct pre-wiring walk-through with Owner and Architect prior to installation of any wiring to review location and switching pattern. Relocation of any fixture within 24" as required shall be considered part of electrician's base price without additional cost to Owner, typ.
17. Provide GFCI ground-fault circuit-interrupter and arc-fault protection for all new and modified 125-volt, single-phase, 15- and 20-ampere circuits, including lighting, per 2017 NEC 210.12. GFI outlets must remain readily accessible and cannot be concealed behind equipment. Provide GFCI breakers as needed for dishwasher and laundry equipment.

**ELECTRICAL SYMBOL LEGEND:**

- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 

RECEIVED  
OCT 13 2022  
TOWN OF LONGBOAT KEY  
PLANNING DEPARTMENT

BLDG. PERMIT PLANS  
FILE COPY OF RECORD

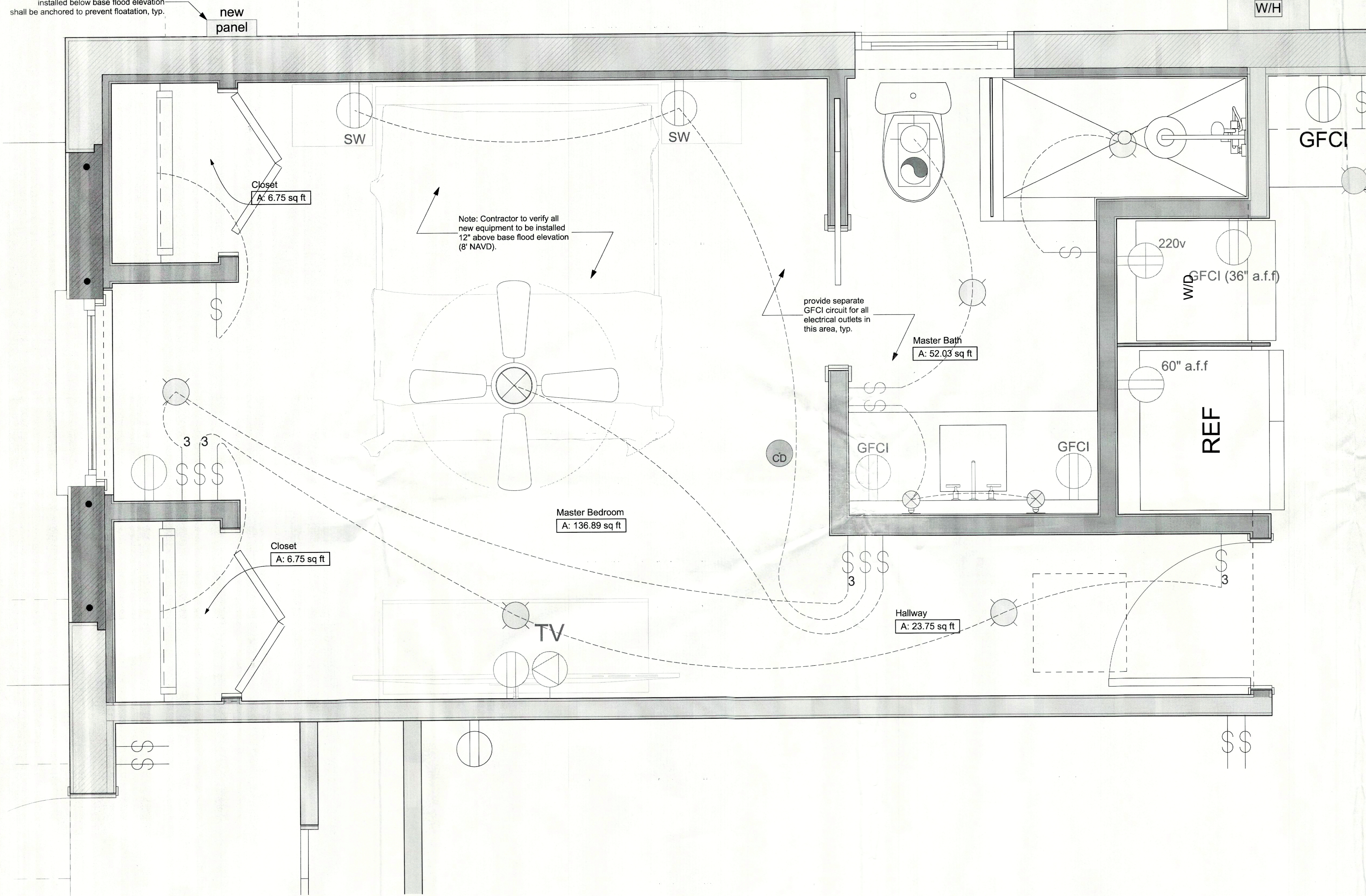


Note: Any new outdoor equipment installed below base flood elevation shall be anchored to prevent floatation, typ.

Note: Any new outdoor equipment installed below base flood elevation shall be anchored to prevent floatation, typ.

Note: Contractor to verify all new equipment to be installed 12" above base flood elevation (8' NAVD).

provide separate GFCI circuit for all electrical outlets in this area, typ.



**STRUCTURAL NOTES**

**GENERAL NOTES**

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE DRAWINGS.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

ELECTRONIC VERSIONS OF THE STRUCTURAL DRAWINGS ARE THE SOLE, COPYRIGHTED PROPERTY OF SNELL ENGINEERING AND ARE NOT TO BE USED OR TRANSFERRED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF SNELL ENGINEERING.

EXISTING STRUCTURE: INFORMATION SHOWN FOR THE EXISTING STRUCTURE WAS TAKEN BY FIELD INSPECTION AND OBSERVATION BY THE ARCHITECT AND CONTRACTOR.

WORK SHOWN ON THESE PLANS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARD BUILDING CODE AND ACCEPTED INDUSTRY PRACTICES AT TIME OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

DESIGN LOADS: THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

WIND: ASCE 7-16 ULTIMATE WIND SPEED - 150 MPH ALLOWABLE WIND SPEED - 116 MPH EXPOSURE D ENCLOSED STRUCTURE INTERNAL PRESSURE COEFFICIENT +/- 0.18 RISK FACTOR II SEE WIND SCHEDULE FOR PRESSURES

SHOP DRAWING REVIEW: SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ANY COMPONENT NOTED AS "DELEGATED" SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA AND NOT BY THE SER. SIGNED AND SEALED DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AND SER FOR REVIEW AS A SHOP DRAWING. CALCULATIONS WILL BE PROVIDED IF REQUESTED.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW NOTATION WILL BE RETURNED UNCHECKED. EVERY EFFORT WILL BE MADE TO RETURN THE SHOP DRAWINGS WITHIN TEN BUSINESS DAYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE SHOP DRAWINGS ALLOWING FOR AN ADEQUATE REVIEW PERIOD.

ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER AND ONE BY THE ARCHITECT. THE CONTRACTOR SHALL RECEIVE THE REMAINING PRINTS FOR SUBMITTAL TO THE BUILDING DEPARTMENT AND AS REQUIRED FOR DISTRIBUTION.

IN ALL INSTANCES THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN A REQUEST FOR INFORMATION (RFI) OR SIMILAR DOCUMENTATION BY THE ENGINEER. EVERY EFFORT WILL BE MADE TO RETURN THE RFI'S WITHIN TWO BUSINESS DAYS. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT, APPLICABLE CODES AND DESIGN CRITERIA, AND DETAILING OF ALL COMPONENTS NECESSARY TO ENSURE PROPER INSTALLATION OF THE COMPONENTS AND SYSTEM.

SHOP DRAWINGS SHOULD BE SUBMITTED FOR ALL COMPONENTS OF THE STRUCTURAL FRAMING SYSTEM, AS REQUIRED BY THE ARCHITECT, AND AS NOTED ELSEWHERE IN THESE NOTES, INCLUDING, BUT NOT LIMITED TO, CONCRETE MIX DESIGNS, MASONRY BLOCK, MASONRY BLOCK ACCESSORIES, ANY PROPOSED MANUFACTURER CHANGE FROM THE BASIS OF DESIGN.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL TRADES AND CONSULTANTS, CROSS REFERENCE THEIR DRAWINGS WITH THE OVERALL DESIGN, AND PROVIDE TO EACH A COMPLETE SET OF DRAWINGS AND SUBMITTALS TO ENSURE COMPATIBILITY OF CONSTRUCTION PER DESIGN INTENT.

REINFORCING STEEL: SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

REINFORCING BARS SHOWN IN SECTIONS DEPIC TYPICAL CONFIGURATION AND ARE NOT SPECIFIC TO THE CONCRETE MEMBER CUT ON PLAN. SEE PLAN AND SCHEDULES FOR ALL BAR SIZE AND QUANTITIES. TAKE-OFFS AND QUANTITIES SHALL BE OBTAINED FROM THE SCHEDULES AND PLANS, NOT FROM SECTIONS. WHERE HOOKS, LAP LENGTHS, ETC. ARE SHOWN IN SECTIONS, ALL LENGTHS AND DETAILS SHALL MEET ACI REQUIREMENTS FOR REINFORCING DETAILS. HOOKS SHALL BE ORIENTED AS REQUIRED TO FIT WITHIN THE CONCRETE MEMBER.

WELDED WIRE FABRIC: TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.

CONCRETE: CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS OF 3,000 PSI FOR CONCRETE SLABS ON GRADE WITH A PLASTIC AND WORKABLE MIX. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.

UNLESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

Table with 3 columns: Location, Bar Size, and Cover. Includes rows for concrete cast against earth, concrete exposed to earth, and slabs/walls/joists.

CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

A) ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE" MAXIMUM SLUMP SHALL BE 4-6 INCHES, PRIOR TO ADDING A SUPER PLASTICIZER.

B) ASTM C69 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS" A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

POUR STRUCTURAL CONCRETE WITHIN THE FOLLOWING TOLERANCES:

VARIATION FROM PLUMB: 1/4" IN 10'-0" VARIATION FROM LEVEL IN TOPS OF PILLASTERS: 1/8" IN 10'-0" VARIATION FOOTINGS: PLAN DIMENSIONS: +/- 1/2" THICKNESS: -0"

CHEMICAL ANCHORS: SHALL BE AN EQUAL TWO-PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS SIMPSON SET-XP "STRUCTURAL ANCHORING ADHESIVE".

MASONRY WALLS: MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 2000 PSI ON THE NET AREA (Fm = 2000 PSI).

PROVIDE 9 GAUGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION AT ALTERNATE BLOCK COURSES, BEGINNING 8" ABOVE FOOTINGS AND FLOOR LEVELS).

GROUT LIFT: AN INCREMENT OF GROUT HEIGHT WITHIN A TOTAL GROUT POUR. THE TOTAL HEIGHT OF MASONRY TO BE GROUTED PRIOR TO ERECTION OF ADDITIONAL MASONRY. A GROUT POUR CONSISTS OF ONE OR MORE GROUT LIFTS. GROUT POURS SHALL SET FOR A MINIMUM OF 4 HOURS BEFORE ANY ADDITIONAL GROUT PLACEMENT.

GROUT SHALL HAVE A SLUMP BETWEEN 8 AND 11 INCHES, EXCEPT SELF-CONSOLIDATING GROUT. JOB-SITE PROPORTIONING OF SELF-CONSOLIDATING GROUT IS NOT PERMITTED.

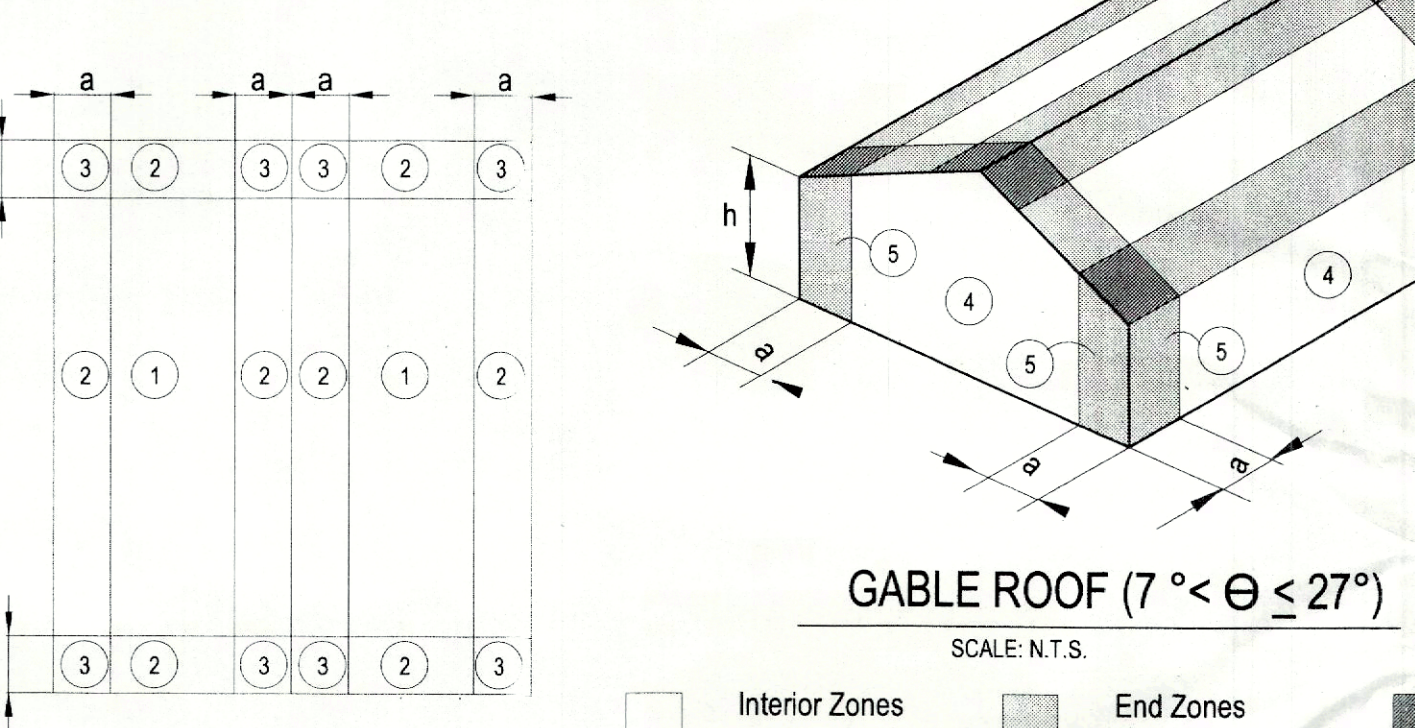
- MASONRY GROUTING REQUIREMENTS: 1. FIELD-MIXED GROUT SHALL BE PLACED WITHIN 1-1/2 HOURS FROM INTRODUCING WATER INTO THE MIXTURE AND BEFORE INITIAL SET. 2. GROUT SLUMP REQUIREMENTS: a. FOR GROUT SLUMP BETWEEN 8 AND 10 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 5 FEET. b. FOR GROUT SLUMP BETWEEN 10 AND 11 INCHES, THE MAXIMUM GROUT LIFT HEIGHT IS 12.67 FEET. 3. GROUT LIFT HEIGHTS EXCEEDING 5 FEET SHALL MEET THE FOLLOWING REQUIREMENTS: a. MASONRY MORTAR HAS CURED FOR AT LEAST 4 HOURS. b. GROUT SLUMP IS BETWEEN 10 AND 11 INCHES. c. NO INTERMEDIATE BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE GROUT LIFT HEIGHT. 4. EACH GROUT LIFT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION AT THE TIME OF PLACEMENT. CONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT. 5. EACH GROUT LIFT SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED, AND BEFORE ADDING THE SUBSEQUENT GROUT LIFT. RECONSOLIDATION IS NOT REQUIRED FOR SELF-CONSOLIDATING GROUT. 6. THE TIME BETWEEN PLACING GROUT LIFTS SHALL NOT EXCEED 1 HOUR. 7. THE MAXIMUM POUR HEIGHT IS 24 FEET. 8. A GROUT KEY SHALL BE PROVIDED AT THE TOP OF EACH GROUT LIFT AND GROUT POUR. GROUT KEYS SHOULD BE FORMED BY TERMINATING THE GROUT 1-1/2 INCHES BELOW A MORTAR JOINT.

**WIND LOAD SCHEDULE**

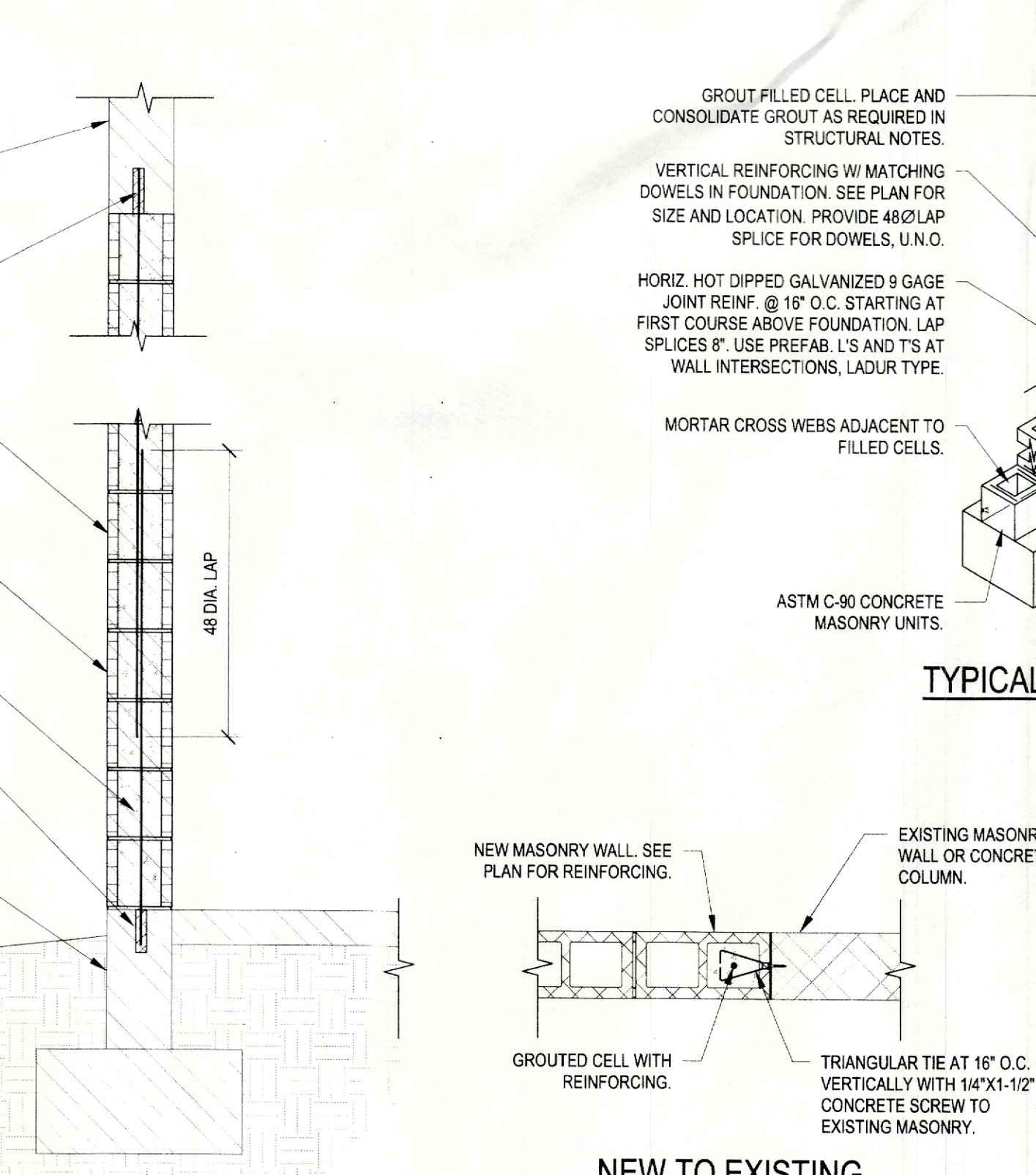
Table with 5 columns: Zone, Zone Description, Tributary Area (SF), In (Pressure) (+ PSF), Out (Pressure) (- PSF). Rows include Roof Interior, Roof Edge, Roof Corner, Wall Interior, and Wall Edge zones.

NOTE: WIND PRESSURES SHOWN ARE BASED ON Vasd

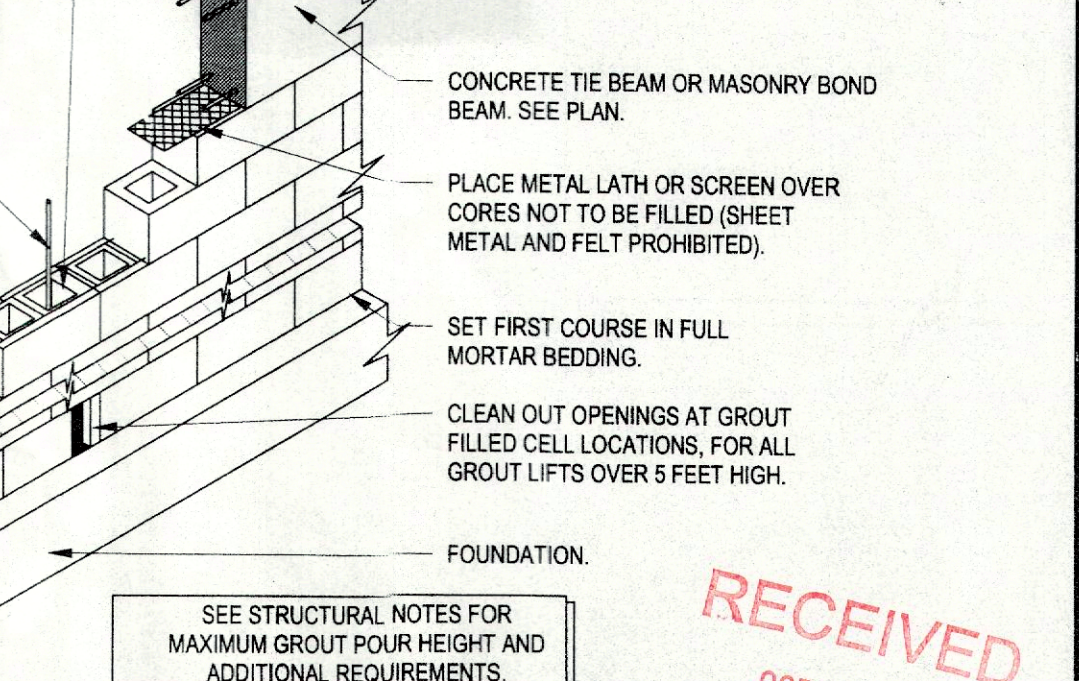
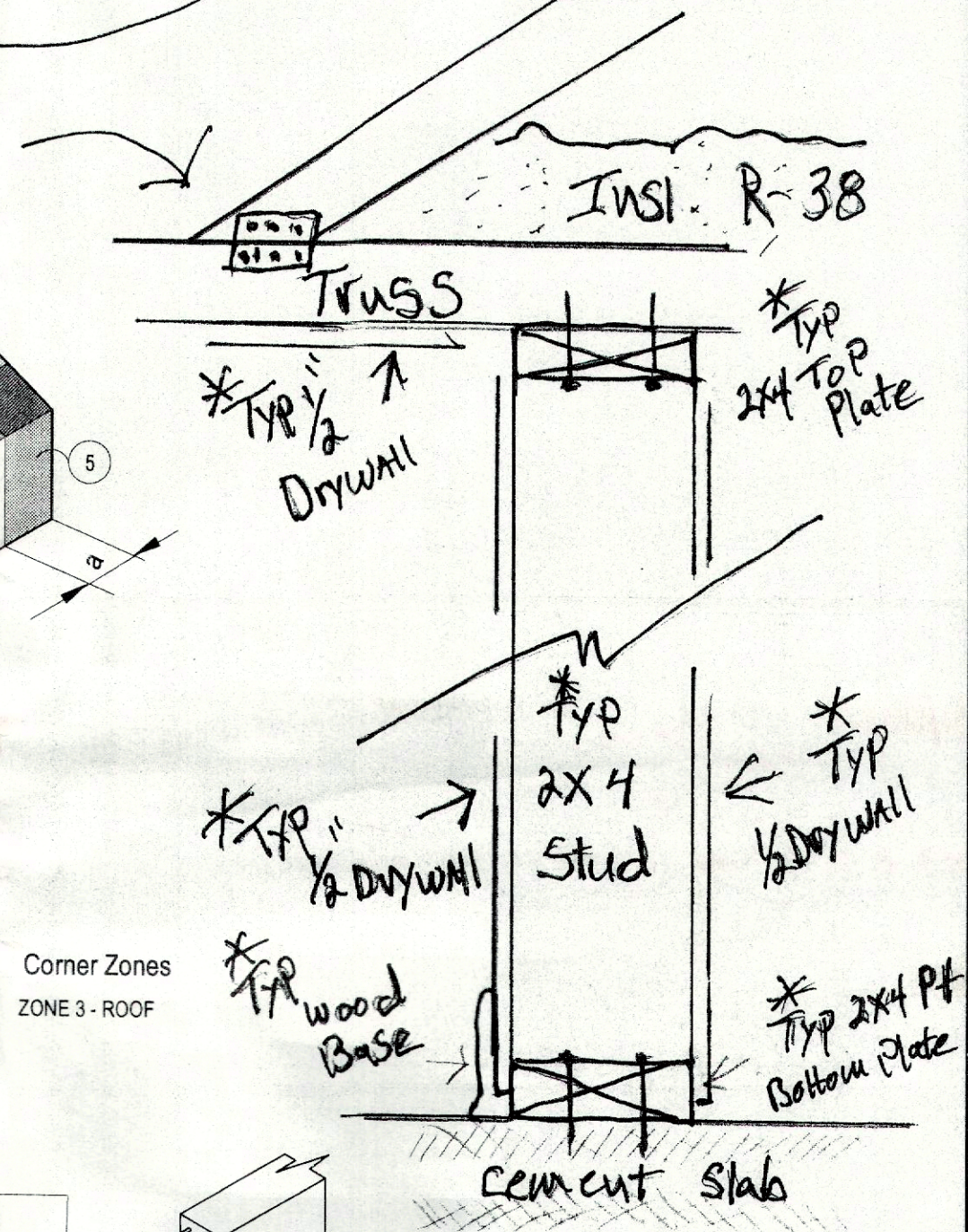
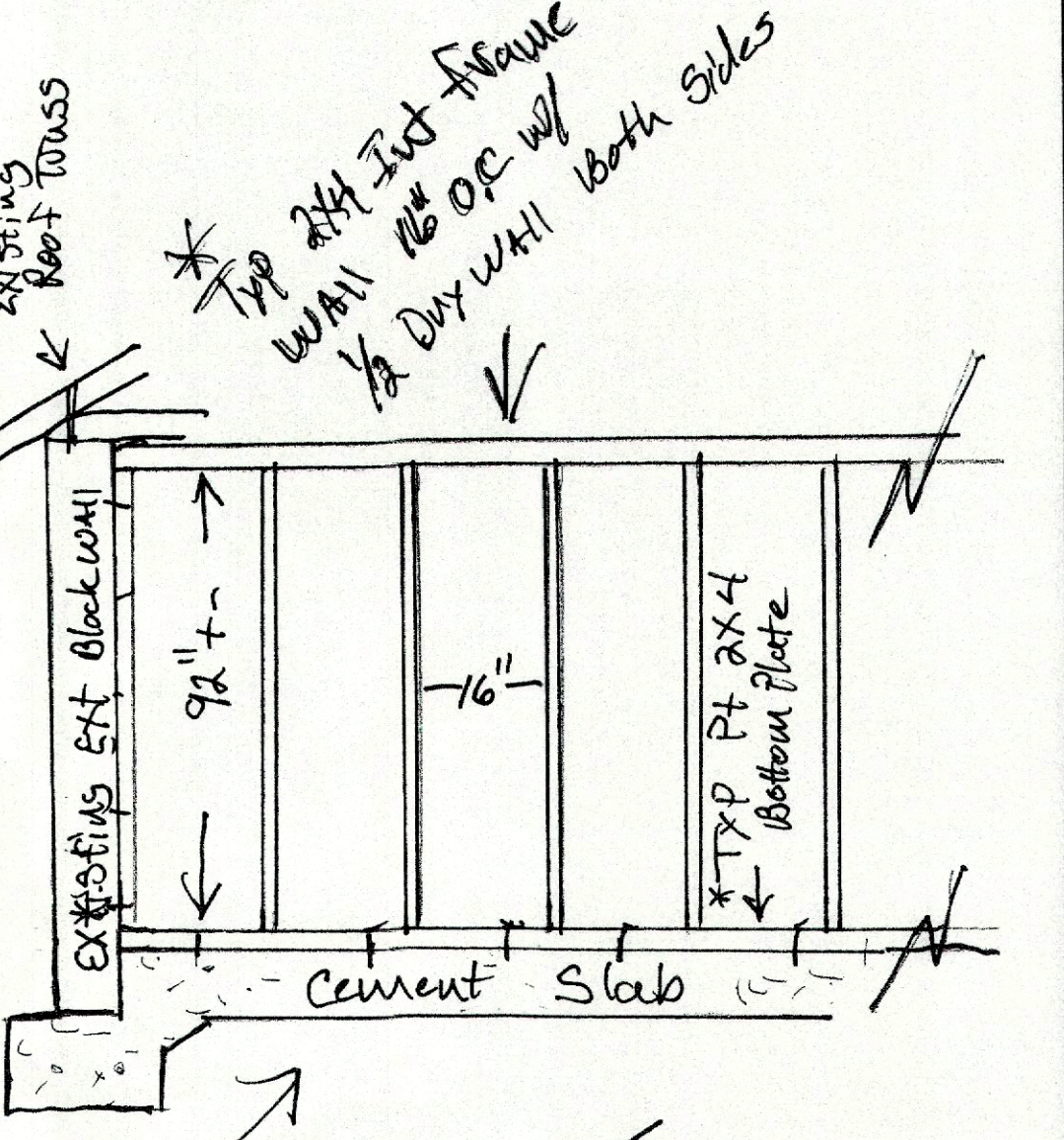
Table with 2 columns: Code and Value. Includes Ultimate Wind Speed, Allowable Wind Speed, Risk Category, Exposure, Enclosure Classification, Internal Pressure Coefficient, a, and 2a.



**GABLE ROOF (7° <math>\theta \le 27^\circ</math>)**



**NEW TO EXISTING WALL CONNECTION**



**TYPICAL MASONRY WALL CONSTRUCTION**

RECEIVED OCT 19 2022 TOWN OF LONGBOAT KEY Planning, Zoning & Building

DIGITAL SIGN AND SEAL ONLY APPLIES TO STRUCTURAL ELEMENTS DETAILED ON THE SHEETS WITH THIS STAMP PLACED ON IT.

BLDG PERMIT PLANS FILE COPY OF RECORD Cordell S. Van Nostrand FL P.E. # 67580

CONSTRUCTION DOCUMENTS OF 730 Fox St. FOR FLAHERTY YEOMANS WORK architecture inc. Structural Notes and Details S001 5/3/2022